

COMPLETE

Collector: Web Link 1 (Web Link)  
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Time Spent: 00:12:51  
IP Address: 110.34.48.14

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nicholas Tapper

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

This has to go ahead for the future of Queenstown. Failure of Local Authorities to free up land is the main reason housing is becoming unaffordable. Since 2013 a section price in Shotover Country has risen from \$185,000 to \$350,000. Building prices remain fairly constant, but increases have been around 6% year on year. The sole reason for house prices rising so dramatically is the lack of land. By opening up areas you will also force the hand of Kelvin Heights and Remarkable Park landowners, who have relied upon Council inaction to increase the value of their landholdings which has done nothing to ease the strain on young families looking to live and work in Queenstown.

Future growth projections are well documented. Internal migration, increased tourism, job growth and commercial development have all led to forecasting a daily population (permanents and visitors) on any day of near 250,000 in the area by 2040. Council has a responsibility to prepare for this and not get caught up in perpetual voting cycles, causing procrastination that chokes effective decision making. If you don't proceed with this, the lifeline of workers to the town will slowly dry up. We have workers who are commuting from Alexandra. Council has staff commuting everyday from Ohai/Nightcaps. So whilst we may all wish to live in Queenstown with views from the 1970s, we have a responsibility to provide opportunity to future generations to live here.

Council's own field trip to Colorado recently would have proven evidence enough of the need to give Glennpanel the green light. There you witness mass workers commuting 2 hours in each direction to service the towns of Aspen and Snowmass. Whilst I understand the opposing concerns around view corridors and the demise of the "gateway to Queenstown"; where exactly is that now? The Queenstown Country Club, Threepwood, Lake Hayes house lights (at night) all create an environment that is not going to significantly change in look and feel with the proposed Masterplan. Clever, well controlled design (without adding cost) is possible. There are many examples worldwide where communities are developed that have very little effect on the natural landscape. The existing hedging along the road now provides an immediate natural barrier. None of the housing would break the skyline anywhere along Ladies Mile. The overall impact would be negligible compared to the tremendous benefit to the community.

This proposal is essential. It's completely obvious now what pressure the town will be under if new land is not opened up. Remembering the first sections will not be available for at least 2 years. If nothing is done now, we die a slow death. Maybe a better question to ask is; if this doesn't go ahead, what is the actual plan to service the growth?

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

- Agree with mixed use, don't ghetto-ise, terraced housing and free standing houses designed together
- Design housing areas in "super blocks"
- Land area (lot sizes) less than 350sqm needs to be reviewed,
- Three storey inter-tenancy buildings to be set back from road
- Grid like streets for view shafts and creating sense of space, not closed streets or curved.
- Community Housing Trust should not automatically get 5%. There should be an allocation of affordable housing, but this doesn't need to go to CHT which doesn't have a good track record.
- Tucker Beach rd onto State Highway needs attention, urgently.
- Speed limits of 70kmh along Ladies Mile reasonable

Q9

I understand

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**COMPLETE**

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**Started:** Tuesday, July 25, 2017 8:02:49 PM  
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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

David gardiner

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Qtown requires more housing to reduce the under supply and restraining rents which are crippling a lot of Qtown's workforce. Particularly the low skilled employees that a critical to much of our businesses. Growth is inevitable and necessary. Done tastefully this will benefit everybody

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Set back from the road with green space is important and these factors need to underpin this much needed development

Q9

I understand

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**COMPLETE**

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Richard Bowman and Barbara Horrell

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

As property owners at Lake Hayes since the 1960s we'd like to express strong concerns about the proposal to change the district plan to create a 'special housing area' to enable 1100 (or 2800 depending on what you read) residential dwellings on 136 ha of land along the Ladies Mile.

This will result in a high density dormitory suburb in the rural landscape which will add to the strip development extending 10km from Queenstown and 5 km from Frankton. The replacement of the existing rural character by an industrial/ urban landscape will greatly reduce the aesthetic appeal of the main entrance to Queenstown.

Such a suburb could have a population of 5000 - 10,000 people. This would greatly exacerbate the existing traffic congestion along SH 6 with bottle necks at the Lower Shotover Bridge as well as in Frankton and beyond into Queenstown.

It is also highly arguable that creating yet another satellite suburb outside of Queenstown and Frankton will in fact provide affordable housing. This has not been the case in so far as section and house prices go in Lake Hayes Estate, Shotover Country, Jacks Point, Quail Rise, etc. These have risen far out of the reach of lower paid workers and their families. Unless the development model is changed dramatically this pattern will repeat itself again and again. The proposed development lies within the catchment of Lake Hayes. As such the risks of locating up to 10,000 people in high density housing within 1-2km of an iconic natural water body like Lake Hayes are considerable.

Storm water running off impervious urban surfaces tends to pick up petrol, motor oil, heavy metals and other pollutants from roadways and parking areas, as well as fertilizers and pesticides from lawns. Roads and paved areas are major sources of polycyclic aromatic hydrocarbons which are created as combustion by products of petrol and other fossil fuels, as well as of the heavy metals nickel, copper, zinc, cadmium, and lead. Roof runoff contributes high levels of synthetic organic compounds and zinc (from galvanized gutters).

Lake Hayes is already in a fragile and unstable state. This is due to inputs of phosphorus and nitrates over the last century and it has become a eutrophic lake. This results in frequent algal blooms which cause generally low water clarity and poor water quality which detracts from the scenic quality of lake as a tourism icon. Algal blooms have also impacted negatively on the fish life. Since 2006, the trophic level index (indicating nutrient enrichment) has deteriorated markedly, and in 2015 the water quality of the lake was very poor (supertrophic). The contaminants produced by urban storm water from the proposed development have the potential to enter Lake Hayes by both surface and ground water flows adding to the existing problems there.

If the proposal was to go ahead as suggested it would need to make provision in the design and construction to ensure that urban water runoff created by the development was completely prevented from entering Lake Hayes. There appears to be much less sensitive and more appropriate land, closer to Queenstown which would be suitable for high density, affordable home development. It would make complete sense to provide accommodation for the workers where they actually work rather than 10 km away. Ideally this should be in Queenstown and on the Frankton Flats. The infrastructure exists there which can be upgraded to cater for more high-density housing. It should also be possible there to more cost effectively provide public transport systems to take the acute pressure off the road network elsewhere in the district.

Creating a new dormitory suburb on open space in a highly valued rural landscape 10km from Queenstown appears to be an urban planning mistake in the making. Furthermore, its location has the potential to negatively impact on a nationally important water body and risks an associated environmental misadventure.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

See above

Q9

I understand

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**COMPLETE**

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Emma Stalker

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I am a resident in Shotover Country, teacher at Shotover Primary School, have children at Shotover Primary school and support the growth of the area.

Queenstown has provided us the lifestyle we have grown accustomed to living - international flights, a ski field open multiple nights even if the snow isn't falling, multiple supermarkets, restaurants, and city calibre support services. Our kids are taught by dedicated teachers, get to ski, trampoline, bike and hike to the highest calibre globally thanks to the environment but more so thanks to the people who are living here.

What is being proposed is a considered approach to addressing the cost of having a roof over your head, be it renting or owner occupier, for the population that significantly influences the productivity of the basin to allow the aforementioned things we have grown accustomed to.

I support this considered approach to ensuring that this area is enhanced from where it is today in both its landscape and developed form.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As above

Q9

I understand

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Simone Hart

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I am **VEHEMENTLY OPPOSED** to Ladies Mile being part of a SHA.

I have been a client of Keri and Roland and the Pet Lodge for many years now. If Ladies Mile becomes part of an SHA, the community would have no way to accommodate their pets for safe holiday care. Keri and Roland run the only commercial dedicated pet boarding facility in the town. Another community service will be obliterated in the QLDC master plan.

I have lived in Queenstown for 16 years now, and have accepted that we have limited community services. If the master plan goes ahead, the services for long-term residents will be eroded even further.

Creation of an SHA is unconstitutional, and removes the rights of the community. It hands over power for this development totally to QLDC and does not allow for proper community consultation.

The opinion of your own consultant is that there is already adequate housing capability to accommodate future projected growth, without forming an SHA on Ladies Mile.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The Indicative Masterplan shows high and medium density housing planned along Ladies Mile. I believe that planning high density housing along the "gateway" to Queenstown would be very unsightly and indicate poor foresight and insight by the planners.

Although the intention of QLDC might be to create affordable housing, it is the market that will dictate the prices ultimately. The already-established Shotover Country estate is not visible from the main road, and although intended as "affordable housing" fetches prices in the \$800-\$900K.

As already mentioned, it is the opinion of your own esteemed colleague that there is adequate housing space for population expansion, and in my opinion, without the need to put high-density housing projects along the main road into Queenstown.

Q9

I understand

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Stephen Spence

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I oppose the proposal to include Ladies Mile in the lead policy for a special housing area. There are 2 main reasons for my opposition to this proposal, being environment/landscape concerns and infrastructure concerns.

1. Environment/landscape - I don't think there would be too much argument that the Wakatipu basin is a pretty unique and special place. I believe it still retains quite a bit of rural character, but unfortunately this is slowly being eroded by urban sprawl. Allowing Ladies Mile to be developed will greatly add to the feeling of urban sprawl in the basin. As the proposed site is also on the gateway entrance to Queenstown this feeling of urbanisation will be in your face (so to speak) as people enter Queenstown by road along Ladies Mile. There will be an argument that the country club SHA has set a precedent, but I think this is a weak argument. The view to the north when driving along Ladies Mile is still and will remain rural once the country club is finished. Fully developing Ladies Mile will change this to urban, which if allowed to happen, I believe will be proven to be short sighted in time. Therefore, I believe there is no way the decision to develop Ladies Mile should be made through the special housing area mechanism. In fact, I don't think any more green field sites in the basin should be developed as special housing areas. Our area is too special to simply throw all of the current rules and process out the window. If people want to develop green field sites in rural Wakatipu, then this needs to be done through the current system of going through a resource consent. This system is designed to consider everything and provide the best outcome. Some will say this is too slow, but developing green field land is a big decision and not one to be made behind closed doors with only people with vested interests at the table. As a final note, I actually question the need to fast track development of Ladies Mile anyway. Councils own evidence for the current proposed district plan says that the current PDP will deliver enough residential zoned land to satisfy growth for the next 30 years. Under the PDP, Ladies Mile is not zoned for intense residential development.

2. Infrastructure - Traffic is already becoming a talking point for the Wakatipu. This is not good and once a problem starts with traffic it is exceptionally hard to get on top of it again. We don't want to be known for or experience traffic problems similar to Auckland. I know this sounds like an exaggeration, but most of us from time to time have already experienced travel times of 30-40 mins to make what is normally a 10 min commute along Frankton Road. While I admire councils goal to ease the pressure with public transport, I don't believe this will make any significant difference to traffic and I would like to see council take an honest approach to this rather than a very optimistic one. I also think councils estimate that the Shotover bridge will reach capacity in 2035 is very optimistic. From observation and experience I would say there are times when this bridge is already very near capacity and Shotover Country is nowhere near complete yet with the Country Club yet to start. Adding a development of the scale of Ladies Mile will more than likely cause chaos on the Shotover bridge and bring the entire stretch of road between Ladies Mile and town to a grinding halt. Our hospital and schools are also struggling to keep up with the current growth in the Wakatipu. Fast tracking large developments such as Ladies Mile will compound this problem.

Some say we can't stop growth and this may be true but I also don't think we should be feeding growth at a rate that we can't actually keep up with. I also think we need to consider where does all this growth end. Do we just keep developing land to feed the appetite for growth? After Ladies Mile, what is next and what is after that and so on? Or should we take stock with the current PDP and say this is it for now. I believe a more responsible approach would be to do just that and let the outcomes from the PDP guide development in the district.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No, as above, I don't believe Ladies Mile should be considered for development.



Q9

I understand

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**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Paddy Kilbride

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Great idea , there is a shortage of 'affordable' land available

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Support the proposal

Q9

I understand

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**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kevin johnson

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think it will spoil the "gateway" into Queenstown as well as having adverse effects on the other houses and businesses that are currently along the ladies mile, someone who has purchased a rural property will now be surrounded by hundreds of houses, I think better places can be found for development (Hanley farm as an example) where it doesn't effect current property's of possibly lower the value of their investment.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The plan to open the paper roads will effect property in Threepwood farm subdivision which is private property and which we also pay a monthly fee to look after the roads,surrounding areas,tennis court etc. opening up the paper roads from the proposed master plan will open it up to anyone coming through meaning we have no way of controlling damage caused from outside party's

Q9

I understand

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COMPLETE

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IP Address: 115.189.103.36

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Aimi smith taylor

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

The increase in traffic is a worrying thought, in rush hours it is already congested along ladies mile and through into Frankton. Existing rural properties are going to be unfairly affected.

The proximity of the proposed housing line alongside Threepwood Farm is extremely close and opening up back roads through the farm is very upsetting as it is private property and it will be difficult to manage this going forward.

I think it will take away the beauty of the area, I think the town relies on tourism and the more we dig in and distort the beautiful views the less likely we are to keep the reputation we currently have.

I think there are other areas and this is not a good choice. The increase in traffic is a worrying thought, in rush hours it is already congested along ladies mile and through into Frankton. Existing rural properties are going to be unfairly affected.

The proximity of the proposed housing line alongside Threepwood Farm is extremely close and opening up back roads through the farm is very upsetting as it is private property and it will be difficult to manage this going forward.

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Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The increase in traffic is a worrying thought, in rush hours it is already congested along ladies mile and through into Frankton. Existing rural properties are going to be unfairly affected.

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I think there are other areas and this is not a good choice.

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I understand

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**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sharyn Stalker

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I support the Ladies Mile Discussion Document Proposal.

The reason for my support is the shortage of rezoned land in the district suitable for first home buyers. At present, Shotover Country has a register of 1300 people looking to purchase a section.

The limited amount of land available is not meeting present needs, let alone the projected growth numbers of the district.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Q9

I understand

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COMPLETE

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sarah Jones

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

My submission is that the development at Ladies Mile must go through the Council's district plan process and not through the Special Housing Area process. I'm not opposed to development along Ladies Mile, but I believe the process we choose will determine whether the eventual development is successful or stressful.

The development at Ladies Mile clearly requires further planning work and community consultation. If the development is approved as an SHA, I believe we are unlikely to deliver a sustainable, viable community that meets housing demands and complements and strengthens its neighbouring housing areas.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The Ladies Mile development needs to be:

1. conceived with a sense of community in mind - we need a coordinated approach to developing communal, retail and other services in the Lower Shotover area
2. built with the infrastructure it will require - in particular, with regard to the impact on the schooling network (local schools are already at or projected to reach capacity in the near future)
3. planned in conjunction with other options to develop currently zoned high-density areas around Queenstown centre that might better meet housing needs of particular groups.

Only by going through the Council's district plan process will we achieve a great outcome for our district.

Q9

I understand

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Joanne Dobb

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

So many people in the district are desperate for houses for their families. The SHA will enable the land to be brought to the market quickly.

Ladies Mile is already being developed by Queenstown Country Club. Through the SHA there will be sufficient design consideration given to protect the rural landscape. This will give Ladies Mile a chance to be a great entrance to Queenstown.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Q9

I understand

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**COMPLETE**

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nicoll Thomson

Full name

Q5

Email address

Q6

Postal address

Page 4



07

## **What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

### **1.0 affordability**

Attempting to provide affordable housing in Queenstown , without enforcing developers to contribute a reasonable percentage (at least 15%) back into the project and there being laws, so speculators cannot buy up and on sell bulk sections and houses , is impossible . this simply will fail , as has all previous developments such as Shotover Country and Bridesdale Farm both of which seem to have lost their way . We are destined to have speculators build cheap over priced boxes , that will have a negative effect on the gateway to Queenstown, and its already strained infrastructure . Residents cannot afford to buy homes in the current market , they need good rental accommodation, those who can eventually afford their own home have other areas in the basin to consider as permanent options , such as Hadley downs

### **2.0 Urban sprawl**

Creating large subdivisions outside of the town center , has a negative effect on infrastructure . We are mainly looking to house our tourism staff and hospitality workers , and to provide rental accommodation for transient workers who are generally here to work for 1 to 2 years , then move on and are replaced by the next generation . High density housing should be in our town center , on council land , council owned, and paid for by tourist revenue. Connected multi storied structures with common indoor and outdoor living , sustainable design. If we can house these people in town , it will take a strain off the residential rental market . No cars would be required by residents , they would be living in the center of town , where they have all the facilities and entertainment they need , and be in close proximity to their employment .The rents collected per annum, would produce far greater revenue than rates from 1500 dwellings , and the effects on environment and infrastructure would be far less. The need to build high density dwellings at the gateway to Queenstown will have a very negative effect on the landscape , people come to Queenstown to see its beauty , which it is world famous for , if we continue to spread out across its outstanding landscape , we will destroy it and eventually its reputation will be reversed .

### **3.0 Council**

We have a great council and mayor , they have been pushed into this , its a knee jerk reaction from a government who has spent plenty of time promoting NZ as the place to be , both for immigrants and tourists alike . Queenstown has almost 2.0 Million visitors a year , that 5400 extra people a day putting strain on our infrastructure and all our council receives is a portion of government revenue , but in fact is trying to maintain and develop infrastructure that is 25 years behind from collection of rates alone . The tourist pays nothing to use our infrastructure and the council simply cannot function unless this changes

### **3.0 Queenstown's Growth**

We have statistics that are forecasting growth to go through the roof in the next 20 years. We need to control growth , we must have effective planning, our infrastructure needs to develop ahead of growth , currently we have no housing for construction workers , where does the government think the hundreds of people will live while they work on these projects? Dr Nick Smith has recommended 3000 houses will be built in 2 years , that's 4.1 house a day completed ..... Think about that , does it seem slightly realistic , given the current rental crisis ?

If we don't slow growth and get infrastructure and town planning up to speed , we risk huge social and environmental damage , Queenstown simply can't be everything for everyone , and without taxing tourism and paying fair contributions directly back into the region , Queenstown has no show of maintaining its reputation and beauty , let alone sustaining and catering to the masses that are forecast to flock here in the next 20 years .The council is broke , by introducing more people , we slip further from getting back on track .



Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

There should be strict covenants associated with the development relating to

- 1 Design
- 2 infrastructure
- 3 sustainability

The design of the buildings should be of a high standard , in fitting with the landscape and this should be governed by a selected panel with strict guidelines

The developer must be able to show the council an "affordable' dwelling, with real market price , not an indicative figure , and then back that up with fixing that price for a certain number of first home buyers

Design needs to be sympathetic to the environment and infrastructure, green belts need to be established before construction , sustainable heating, sewerage and storm water collection must be used .75 meter set back needs to be legally bound , no extending main roads into multi lanes later , no building on that zone in years to come . Developers need to contribute , and there must be laws in place to stop speculation, single dwelling sales to NZ citizens only . Developers should pay a construction bond , and a percentage of common land be awarded back to council for walking tracks , cycle ways and a reserves/parks . Future transport systems , other than cars to be considered , and no further extensions to the width of the Shotover Bridge .

the current developments for affordable housing have failed , in that they do not represent affordable or sustainable models , the only way to achieve this is through strict design and development rules , to award consent on a fast track basis , without doing this will only achieve the same result or worse . You have one chance , Dr Smith certainly as environment minister and housing minister contradicts himself , and as long term residence of Queenstown , we don't need t be told to " get over " anything, Nothing he is proposing supports the council on infrastructural problems , all it does is add to them, encourage cheap ,rushed development and a whole lot of inside of trading .

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, July 26, 2017 11:39:17 AM  
**Last Modified:** Wednesday, July 26, 2017 11:42:26 AM  
**Time Spent:** 00:03:08  
**IP Address:** 210.55.180.44

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Tina Cottingham

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think its a great idea. We are in need of more housing and if this helps this in the area it would be greatly beneficial.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

None

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Started:** Wednesday, July 26, 2017 11:42:48 AM  
**Last Modified:** Wednesday, July 26, 2017 11:43:32 AM  
**Time Spent:** 00:00:44  
**IP Address:** 27.123.22.70

## Page 1

Q1

An individual

I am giving feedback as:

## Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

## Page 3

Q4

Josh Banks

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

## Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I agrre

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Looks good

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 11:49:05 AM  
**Time Spent:** 00:02:26  
**IP Address:** 49.224.96.94

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Ann Cowan

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Makes sense to include this area as special housing. School etc already nearby.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Well planned document

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:11:29 PM  
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Hana Deavoll

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I am in support of the ladies mile proposal, but only if:

- 1) at least 50m green space and trees line either side of highway so as to preserve the rural outlook, as well as hedging or natives/trees directly in front of housing
- 2) a safe , wide, underground tunnel for biking/walking is installed that links lake Hayes estate and Shotover Country to lake Hayes and glenpanel
- 3) a safe roundabout put in at LHE exit

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

See above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:12:10 PM  
**Time Spent:** 00:02:29  
**IP Address:** 125.238.203.145

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Deborah Jane Marris

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

**I oppose the Ladies Mile SHA development for the following reasons:**

1. This mass high-density development will irrevocably spoil the green gateway to our Alpine Town. Eleven hundred plus dwellings, with some blocks three stories high (i.e. 12 meters), will completely change the feel and experience of this open environment.
2. This development is unlikely to provide healthy, high quality, affordable housing because building costs are simply too high therefore quality will be sacrificed. This is a very special place in New Zealand and needs to be carefully managed. It could very easily be ruined and become another Hamilton.
3. There are better areas that could be developed within the Queenstown Town Centre, such as the Wakatipu High School site that would enable residents to have easy access to town amenities. We need to encourage residential accommodation within the Queenstown centre that is walk able to town. Please see what has occurred in Vancouver where most housing is now in the Town Centre reducing the need for residents to own cars. The focus needs to be on getting people out of town, not into town, by environmentally friendly means reducing the need for parking and new roads.
4. I oppose a satellite village (which is what the LMGP, would be to the township) when there are no new transport initiative's that will carry thousands more people along a two lane road, with a bridge barrier, that can barely cope now during peak hours. The SHA fast tracking leaves little time for consultation with key utility providers, transport, schools and healthcare let alone rubbish, water and storm water. In such a short period of time, quality, sustainable infrastructure will not be able to be planned and implemented.
5. I have spent many years living overseas and have recently returned home to live in Queenstown. It is clear that further development around Queenstown will destroy the ambience and unique appeal that it currently has. This part of New Zealand is not an area where anything should be fast tracked; it is far too valuable and to do so is irresponsible. The Wakatipu Basin Land Use Study also suggests, without pressure for growth, additional development of some land would be irresponsible in this high-value landscape.
6. The Council has already stated that the Queenstown area has sufficient zoned land for development for the next 30 years. We cannot keep spreading without careful well thought out planning – where is the 100 year Plan – doubling our population every decade is simply not achievable, sustainable, nor desirable.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:21:00 PM  
**Time Spent:** 00:04:18  
**IP Address:** 101.100.155.169

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Seng Lim

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I fully support for the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas as Queenstown now having great shortage of affordable houses and Ladies Mile is a good areas with flat land and nearby to airport and shopping areas

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

I am happy with the indicative masterplan

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:27:19 PM  
**Time Spent:** 00:00:48  
**IP Address:** 114.23.100.93

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Peter Wilson

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I support it.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

not really

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:27:37 PM  
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**IP Address:** 122.56.234.128

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Mark McNabb

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Great idea

Well needed

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Also a good idea and well needed

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, July 26, 2017 12:23:08 PM  
**Last Modified:** Wednesday, July 26, 2017 12:33:43 PM  
**Time Spent:** 00:10:34  
**IP Address:** 202.37.242.30

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Qubehouse ltd

Name of organisation

Q3

Yes

Would you like to include your name as part of this feedback?

Page 3

Q4

Kelvin Cheung

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Generally supportive but contingent on inclusion of rate payers amenities. Most important being a library.

All QLDC council buildings should move out of cbd and into ladies mile.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Na

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:38:39 PM  
**Time Spent:** 00:02:27  
**IP Address:** 122.60.123.146

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Mary Jane Prie

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think it is a sensible proposal

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

It appears to be a good mix of housing with retail

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 12:42:35 PM  
**Time Spent:** 00:03:40  
**IP Address:** 203.118.175.5

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kerry Brackstone

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I totally support Ladies Mile being included in the Special Housing area. We need more housing on smaller sized lots. Using the Ladies Mile area will allow this with easy flat land and access to public transport to take people to schools and jobs - less cars on the roads and families and singles housed in more affordable ways on smaller sections.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

None specifically. I trust the council and its professional associates to take the right path through this process.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:45:23 PM  
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Ellen Teviotdale

Full name

Q5

Email address

Q8

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Queenstown urgently needs more affordable housing otherwise you will see more families leaving Queenstown due to the cost of housing. I support the proposal for Ladies Mile to be a Special Housing Area.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

no

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Wednesday, July 26, 2017 12:46:09 PM  
Last Modified: Wednesday, July 26, 2017 12:49:08 PM  
Time Spent: 00:02:58  
IP Address: 49.224.193.162

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jessieca Bote

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

My thought on this special housing are that if is a great idea. Has for me and my family a a first home buyer it is very difficult special affordable housing will give us the opportunity to buy a home for my young family.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

N/A

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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**IP Address:** 203.118.175.5

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Simker Ltd

Name of organisation

Q3

Yes

Would you like to include your name as part of this feedback?

Page 3

Q4

Simker Limited

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

We think its an excellent idea as more affordable housing is required in the Wakatipu Basin. Housing in varied ways with smaller sections and suitable to various types of individuals and families is in too short a supply. We are property developers currently operating in Cromwell and want to build affordable housing in Wakatipu but cannot find any suitable land close enough to town to suit a diversity of people. We would be totally supportive of Ladies Mile being developed as a Special Housing Area

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No comments- QLDC will take appropriate measures to ensure its done well.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Wednesday, July 26, 2017 12:46:38 PM  
Last Modified: Wednesday, July 26, 2017 12:50:47 PM  
Time Spent: 00:04:08  
IP Address: 122.56.41.158

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Zol Lim

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I'm all for it and believe that additional development is urgently needed for the future of Queenstown.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No, I'm happy with the proposal.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 12:53:56 PM  
**Time Spent:** 00:03:58  
**IP Address:** 203.118.174.199

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rosana Sanches Garcia

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

As I resident in Queenstown for last 13 years , for sure we need more housing , with growing of population it's getting hard to buy something.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No really

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 12:57:13 PM  
**Time Spent:** 00:02:58  
**IP Address:** 101.100.155.169

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Geok Mui LAW

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Strongly supported the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas as Queenstown need more affordable houses to lessen the shortages

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Strongly supported the indicative masterplan

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**IP Address:** 101.98.134.67

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nikhil Bhatt

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think we need more cost effective housing and if this can be achieved in ladies mile then it's worth going forward.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

More infrastructure and better transportation system will be required to be put in and this should hopefully reduce more congestion from Queenstown town centre.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

COMPLETE

Collector: Web Link 1 (Web Link)  
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Last Modified: Wednesday, July 26, 2017 1:02:45 PM  
Time Spent: 00:03:26  
IP Address: 203.97.57.222

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Heizl Bracero

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I agree for the proposal this will help solve the short accommodation in this place.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 1:03:41 PM  
**Time Spent:** 00:04:18  
**IP Address:** 49.224.103.153

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Edwin isip

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

It's good for the local family here.in Queenstown.. I hope this will.be affordable for us and will benifit the local family not the big company and developer ...

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

no comments..

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 1:04:38 PM  
**Time Spent:** 00:02:41  
**IP Address:** 203.86.204.105

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Paul Reed Homes

Name of organisation

Q3

Yes

Would you like to include your name as part of this feedback?

Page 3

Q4

Paul Reed

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Support the need for SPA's as the inability to house building related trades and people is stopping growth and increasing costs.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Support it

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 1:12:25 PM  
**Time Spent:** 00:04:14  
**IP Address:** 210.55.20.210

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Maddy Jones

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Great, please proceed! Passing on my support as more housing is needed.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No further comments on plan.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

COMPLETE

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Started: Wednesday, July 26, 2017 1:15:19 PM  
Last Modified: Wednesday, July 26, 2017 1:17:19 PM  
Time Spent: 00:02:00  
IP Address: 115.189.99.28

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jan

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I do not agree with this we don't want affordable housing when we all have landscape architecture Designed homes ..

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Against

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Started: Wednesday, July 26, 2017 1:23:18 PM  
Last Modified: Wednesday, July 26, 2017 1:32:35 PM  
Time Spent: 00:09:17  
IP Address: 210.55.20.210

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jeremy Payze

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I agree to develop this area on the proviso that ladies mile through to Frankton (incl Shotover Bridge) are made into 2 lane roads and a 2 lane roundabout is placed at the Lake Hayes intersection along with speed reduced to 80km. It is vital that land is released for housing immediately to avoid worsening of the housing crisis. It would make no sense not allowing residential development on the opposite side of a road that has residential development and as mentioned there is limited options of where development can occur. We just need to make sure that the infrastructure, particularly the roading is improved to keep up with development. Public transport will help but unless there are going to be DIRECT buses going into town from this area (incl Lake Hayes Estate/Shotover Country) I can't see huge uptake. making people change buses in Frankton will put off a large % of would be public transport users.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

See comments above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, July 26, 2017 1:25:44 PM  
**Last Modified:** Wednesday, July 26, 2017 1:37:10 PM  
**Time Spent:** 00:11:26  
**IP Address:** 203.97.65.100

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Tara Nathan

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I agree with creating Special Housing Areas as a means of increasing much needed accomodation with the Wakatipu. Excellent to insist on percentages being dedicated to Community housing. This will result in much needed worker accommodation.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

It's good to see a moving away from this insistence of only single level dwellings being built in parts of some of the other subdivisions in the Wakatipu. This should be fine so long as the landscaped set backs are well planted up to provide a break between housing and the Ladies Mile.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Surendra Kumar Narad

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

This is good for us as we are fedded up to pay as much more money as rent , still no have own house, we have been here since seven years. Thanks

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

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**IP Address:** 131.203.103.107

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Janelle

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think it is a great idea. It makes sense to have a housing area at Ladies Mile. It will connect with the current traffic situation better than if housing were to be placed in Queenstown itself further adding to the traffic bottle neck.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

I couldn't open this pdf

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Wednesday, July 26, 2017 2:01:51 PM  
Last Modified: Wednesday, July 26, 2017 2:03:22 PM  
Time Spent: 00:01:31  
IP Address: 121.75.81.154

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Tracie Patel

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I am in support of more land opportunities opening up and this is an ideal location for the housing proposed.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

I am in full support

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 2:05:52 PM  
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Juan WU

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

It's great for the shortage of housing! But I hope the new will be open for everyone not a small amount of people! I find there it's kind of luck game of buying a cheaper section or flat in queenstown.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 2:11:00 PM  
**Time Spent:** 00:04:14  
**IP Address:** 49.224.106.78

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Shaun moyes

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think it a good idea.

I have family in the Shotover area and like to move to the area and build a house for my self and two children.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No it all looks well set out.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 2:20:00 PM  
**Time Spent:** 00:01:09  
**IP Address:** 202.14.23.8

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Roger McRae

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Good idea, makes sense

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

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**Last Modified:** Wednesday, July 26, 2017 2:27:26 PM  
**Time Spent:** 00:18:00  
**IP Address:** 203.173.143.191

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Suzie Attwood

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Hi there...oh where to begin!

In bullet point form

1. What is the definition of affordable housing?
2. Will rental costs be in line with what low to middle class earners can afford?
3. Does affordable mean compromising on quality of housing?
4. Will there be covenants to protect our gateway including the avenue of trees and building design and materials?
5. Will transport solutions be in place before construction begins?
6. Do we not have other developments that can be utilised first?

I don't believe this development will solve any housing issue because the issue is affordability and building costs are too high. Take note from our last affordable housing area of LHE where houses are selling around the 1 million mark. Affordable? I think not.

Regards  
Suzie Attwood

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

COMPLETE

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Started: Wednesday, July 26, 2017 2:30:13 PM  
Last Modified: Wednesday, July 26, 2017 2:31:59 PM  
Time Spent: 00:01:45  
IP Address: 121.75.219.164

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kent mathias

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Great idea

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

COMPLETE

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Started: Wednesday, July 26, 2017 2:33:02 PM  
Last Modified: Wednesday, July 26, 2017 2:38:29 PM  
Time Spent: 00:05:26  
IP Address: 125.239.131.155

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jeremy Kingan

Full name

Q5

Email address

Q8

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

**LADIES MILE**

This is an important entry to Queenstown.

The District Plan has been debated many times and each new council has pressure on them to allow the land owners to develop their land into sections.

International advice is that, to retain their identity, towns need their limits. Ian Athfield, in a lecture to NZIA, said it is one of the most important attitudes when defining a town; what happens at the border between town and country. If we want Queenstown to have no definition we can allow land owners to cut up any land they own and soon Queenstown will encompass Arrowtown and stretch down the highway in the way we have seen throughout New Zealand, a strip development from one destination to another.

This is not the way to have a vibrant town. The natural definition is strongly in place, the Shotover river.

Development on the eastern side of the river needs to be removed from the immediate surroundings of the highway.

This is successfully achieved at Lake Hayes Estate and Shotover Country. Satellite suburbs, discrete from the highway. The same could not be said for the proposed development of Ladies Mile. On the north side of the highway the distance to the hillside allows for a few houses at the base of the hill and enough rural land up to the highway. This is successful on the adjacent Threepwood land and on the southern side of the road where there are separate dwellings surrounded by rural land.

The retirement village, contained as it is in a distinct parcel, fits inside the rural land. If housing were to develop adjacent the influence would be completely different. Queenstown would start at Lake Hayes. Then why not more intense development beyond.

Queenstown is a gem. Visitors come from all over the world to enjoy what Queenstown has to offer. One of the most important aspects is the stunning landscape. Let's celebrate the Shotover river, the gorge beside Queenstown Hill and Fern Hill. These define the town. We need to strengthen the life within the town.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

no

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

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**Time Spent:** 00:05:44  
**IP Address:** 125.239.132.132

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Huiwen Wu

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I am happy to see there's more Special Housing Areas as many people need it.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No comments.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Time Spent:** 00:05:44  
**IP Address:** 49.224.102.99

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Robert Moore

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Overall a good idea. The release of land need to be regulated to first home buyers. If the land is released to developers and building companies to then on sell as finished houses we will have the same price issues/ unaffordable prices as now seen in previous special housing areas such as shotover county.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The master plan looks ok. More park/ recreational areas should be included. Also future additional arterial entries will be needed across the river to manage traffic.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Allan Huntington

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Ladies Mile is too sensitive to be considered under a SHA and requires the pros and cons to be fully tested under the RMA.

Ladies Mile is the main road into Queenstown and ribbon housing development sprawling across the landscape is not appropriate for our town

Better to develop in Queenstown with intensive housing to Gorge Rd, The existing high school site and Lakeview.

Grow up not out

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

no

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.



**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Gordon Murphy

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

It makes good sense to have a further subdivision on the ladies mile close to the existing infrastructure.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No comments

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**IP Address:** 125.237.248.37

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sam Hamilton Strain

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I believe the ladies mile has room for further development but not to the extent of what is proposed under the indicative master plan.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Although I don't believe this should be the future for the Ladies Mile I support the 75m setback from the highway and the eastern boundary is set well back from lake Hayes

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Started:** Wednesday, July 26, 2017 2:43:51 PM  
**Last Modified:** Wednesday, July 26, 2017 3:49:19 PM  
**Time Spent:** 01:05:28  
**IP Address:** 125.239.134.203

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Hayley redmond

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I think it is a good idea

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



COMPLETE

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Started: Wednesday, July 26, 2017 3:07:13 PM  
Last Modified: Wednesday, July 26, 2017 3:53:51 PM  
Time Spent: 00:46:38  
IP Address: 118.82.241.240

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Peter Russell Clarke

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I've been intrigued for some time over the semantics used by politicians, developers and their ilk to describe the accommodation crisis in this country and so, when, for the umpteenth time, I hear the words "housing shortage" used in the same breath, my truthiness detector kicks in.

A quick reference to Statistics New Zealand's website informs that at the time of the last census (2013) Queenstown Lakes District had 11,187 occupied private dwellings and 4467 unoccupied dwellings. This equates to almost 40% of the district's housing stock being unoccupied. At best, some of these are holiday homes (coincidentally empty at the time of the census) which are maybe occupied for 3 or 4 weeks of the year; at worst they are idle assets quietly accruing capital gain for their absent owners.

And so when I see Housing Minister Nick Smith and QLDC rubbing shoulders with a local developer attempting to justify the further urbanisation of our already blighted landscape it has to be asked of the minister and the QLDC, how can this possibly be justified by saying there is a "housing shortage" when patently there is not. There is a housing distribution issue and while it may be anathema to some, if we want to solve our housing crisis and make houses and rents more affordable then this stockpile of empty houses, which arguably this community's ratepayers have some investment in, must somehow be freed up for the use of the community or we risk having no community.

There may well be ways to incentivise owners placing their properties on the rental market or risk incurring significant hikes in their rates; funds which could be earmarked to fund "affordable accommodation" and this is probably not the time or place to debate that but, the end that I presume we are endeavoring to achieve is to lower the cost of accommodation and so the point that I would make in this context is that building more houses when there are already ample empty houses, is not going to achieve that. With the current house price inflation rate in this district, it will just encourage further speculation by those with capital (who may or may not be residents of the district) leaving those without capital unable to buy in or paying exorbitant rents

An alternative use for this land, and a way to take the demand pressure off rentals, is to build a community owned facility that would accommodate singles or couples in compact but tastefully designed cottages and also have space for caravans etc. I'm reluctant to call it a camp ground or trailer park with all those negative connotations because this could be done tastefully, create an environment that could be a joy to live in and be affordable for low income workers whom we need to keep in our community.

At this time of global environmental crisis when we desperately need to be doing all we can to achieve, at the very least, a carbon neutral economy; for Nick Smith, who is also the Minister of the Environment no less, to be flippantly telling us that the solution to this housing crisis is to just keep building houses until the problem goes away and that sacrificing more of our landscape for energy and resource hungry development is the price we must all accept is shameful, lazy, thoroughly unimaginative and inconsistent with the portfolios he holds. This proposal is the opposite to all that.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No. I haven't read it yet.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 4:06:09 PM  
**Time Spent:** 00:03:22  
**IP Address:** 122.56.200.254

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Lisa May

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Due to the now over populated Wakatipu township of Queenstown there is a high demand and shortage of rental properties and first home buyer options for families, It is of no surprise to anyone that the accommodation shortage is at crisis point with workers and families having to leave the Wakatipu because there is no where for them to live, businesses in Queenstown suffer because they then can't find staff to work if they have no where to live and families are also leaving the area because of the housing shortage, within those families you have men and women of all trades bringing their much needed skills to an ever growing city.

The option of more sections will help take the pressure of the rental shortage and it will also help first homebuyers get onto the property ladder me being one of them, it is virtually impossible to get on the ladder but developments like Shotover country have given so many families an affordable and amazing opportunity to secure their future and their children's future.

I understand that the Glenpanel special housing area is of consideration, this development should receive consent to help ease the pressure even more on the continuous issue the town has with accommodation shortages and lack of opportunity for first home buyers. I hope that this development goes ahead because I can't see any reason why it wouldn't being that the development is providing a solution rather than a problem.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

No

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Time Spent:** 00:00:45  
**IP Address:** 27.252.239.51

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Marina Nola

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Great idea - we need more housing.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Looks good.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

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**IP Address:** 219.88.101.16

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kristan Stalker

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

This submission is from a resident who spent a childhood on the Ladies Mile farming and now lives in Shotover Country where his primary school children attend Shotover Primary school. This family owns land that forms part of the Council officers Ladies Mile discussion document.

The development of Lake Hates Estate, Shotover Country and primary school, the addition of Bridesdale and most recently the Queenstown Country Club equates to thousands of permanent residents in the area that once was a cluster of individual sustainable farms. The area is no longer a productive rural site and will therefore continue to be subject to alternative means to ensure its viability rather than liability.

The opportunity to ensure the Ladies Mile enhances its visual character through considered integrated planning is the decision that is being considered. The council officers have put forward a recommendation based on independent consultation which supports the area being a logical choice for creating a community by way of the Wakatipu Basin Land Use Study and have commitment from Government to assist in expanding the existing infrastructure in this area.

The community housing contribution proposed in the lead policy variation does raise concern and requires justification as there is no supporting explanation underlining the contribution percentage and there is no equality in approach when you consider the substantially different criteria proposed between the Ladies Mile lead policy and balance lead policy for the remainder of the basin.

There is a housing problem in the district and it is now one of the worst in the country. I am encouraged by the council officers forward thinking on defining the most applicable areas for growth and as a landowner understand that this is an indicative plan being consulted on and that there is no obligation for any landowners within the zone to develop their land under the legislation.

I support this proposal

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Refer above.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Julie CARLAW HILLARY

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Not eniygh tine and consultation with locals. Will this be an eye sore as the main enterance to Queenstown.  
Take more time and get it right people!!!  
What will happen to the pet lodge??

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

This will devalue all surrounding houses??

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Chris Irwin

Full name

Q5

Email address

Q6

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Yes absolutely do it! Housing is in such short supply and housing costs are ridiculously expensive!

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The plan looks great just do it!

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

marcus Hohapata

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

This is a great idea and perfect location.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

This is going to be great for the community

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Junifer mangkikis bautista

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

This special housing will give a big chance for those who wants to buy a house. Now a days houses for rent are very expensive due to house shortage. More special housing is the solution for this problem.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

For me everything is good

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 4:43:46 PM  
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**IP Address:** 125.238.203.4

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Michelle Kitchden

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I strongly appose Ladies Mile being considered for a Special Housing Area.

With Queenstown area having a projected growth of 9158 dwellings district wide by 2028 and a potential to increase to 17,462 as projected this is a sizable satellite town in it's own right & planning must be so that this can be accommodated within our district. Even if only 50% of this projection was to be built in the Queenstown area this is still a sizable community that should be self contained.

The area between Kawarau Bridge & Jacks Point/Henley Downs is the only land available for this number of dwellings without having add haddock subdivisions sprawling all over our beautiful landscape of outstanding beauty.

Queenstown is unique, all ways was & all ways will be and should be treated as such, there will be nothing more putting off to a discerning tourist than vast swabs of high density housing littering the landscape. What happen's when Ladies Mile fills up and sells out, were to next, which piece of fast tracked of land will be up for grabs by a property developer

Queenstown's uniqueness must be maintained at all cost

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Keep rural land as rural land, our tourist spend thousands to come and see green grass.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.



**COMPLETE**

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**IP Address:** 121.75.85.39

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jenny Carter

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This is a submission in opposition to the Council's proposal to amend its Lead Policy in order to enable an

## Community Feedback on the Future of Ladies Mile

This is a submission in opposition to the Council's proposal to amend its Local Policy in order to enable an application under the HASHAA legislation for a Special Housing Area at Ladies Mile, Queenstown.

I wish to be heard in support of my submission.

I am OPPOSED to the Council's proposal to enable Ladies Mile to be fast tracked. Prior to any such approval the following criteria should be met:

- Services- Queenstown's infrastructure and services are already at or beyond capacity and can not cope with fast tracked development. Prior to the approval of Ladies Mile key infrastructure and services must be in place, or at least planned and solutions identified. This includes transport network, schools, hospital, reserves and connections, and community facilities. It must be ensured that it is the developer that pays for the externalities of their development. For instance, if Ladies Mile means that the Shotover Bridge will reach capacity by 2025, then the solution and how will it be given effect before 2025 must be identified and resolved prior to approval. Ladies Mile will necessitate a school. Where will it go, and how will it be funded. The Events Centre will be at capacity, including Alpine Aqualand. These issues must be resolved before the development proceeds, because without these issues being resolved there are major effects on the community and the environment.

- Affordability- it has been proven again and again that simply providing more sections does not achieve affordability. Prior to the approval of Ladies Mile a clear and binding agreement must be reached between developers and Council to confirm the contribution to the Housing Trust, and to identify the mechanisms to achieve long term affordability.

- Consultation- The HASHAA does not require any consultation, and as a result the local community relies on the Council staff to represent community needs, and to mitigate effects. Bridesdale and Queenstown Country Club demonstrate that the process, without allowing input from the residents and wider community, fails. While the Council has consulted with the community by circulating a discussion document for submission, this is not adequate consultation, because once our submissions are lodged we have no knowledge of what weight they are given or how they influence Council's decisions. The RMA process enables consultation for a reason and it better ensures that the externalities of development are effectively managed. Even if the above criteria are met, then care should still be taken; the question I have is how has Council reached the conclusion that Ladies Mile is the best location for future residential development? In my opinion it is not the best location, and the existing zoned land in Queenstown and Frankton is a better choice.

The Wakatipu Basin study identifies that there is potential for Ladies Mile to absorb more development but that Study has not been adopted by QLDC and has not been tested. The Commissioner that Council has appointed to hear our District Plan has stated that a variation should be prepared for the Basin. That variation would enable a consideration of the Basin as a whole, and that process should not be side-lined by this decision on Ladies Mile. I feel affronted that our rates are funding the District Plan review, when that process has become meaningless because decisions such as this are made.

It appears that a significant reason for fast tracking Ladies Mile is because of a Central Government directive. You as Councillors have been voted in to represent our community. You already have evidence prepared by your own staff that clearly states that there is enough capacity within zoned land and therefore the Ladies Mile does not need to be fast tracked in order to achieve the National Policy Statement. Focus should be placed on existing zoned land, rather than rezoning more land and creating urban sprawl.

In my opinion the approval of Ladies Mile contradicts the vision espoused in the Queenstown Master Plan out for submission. If Queenstown Town Centre is to be pedestrian focused, and be authentic, then enabling urban sprawl that necessitates use of cars, and locates residents in satellite suburbs where they are physically separated from work and services will not achieve that vision. Queenstown's future should be considered strategically, and Ladies Mile will have a significant effect on all of Queenstown. That is why it should be considered as part of the District Plan Review.

I also note that we use the Ladies Mile Pet Lodge for our dog, and I recognise the concerns of the owners that Ladies Mile development will squeeze them out. They are correct that if they are pushed out from this location we will no longer have a kennel in Queenstown. It is an example of another externality of Queenstown's growth that will impact the surrounding areas (like Cromwell) and that will make Queenstown just that bit harder (and more



expensive) to live in.

Thank you for the opportunity to lodge a submission. I would appreciate the opportunity to discuss my concerns with Councillors.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The first step should be to identify process (SHA or RMA) and whether this is the most appropriate location for such a significant level of development.

From my brief review of the master plan I question where the school and community facilities will be located. The setback from State Highway should be greater, and the grid pattern is unattractive, with the development appearing to be 'plonked' into the environment.

I understand that this has been presented to the Urban Design Panel. The feedback from the Panel should be made public as this would assist in the community making comment on the master plan

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, July 26, 2017 4:52:31 PM  
**Time Spent:** 00:02:04  
**IP Address:** 122.57.91.16

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sandeep Singh

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

I am keen

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

yes

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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**Time Spent:** 00:21:27  
**IP Address:** 156.13.219.3

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Andrew Busst

Full name

Q5

Email address

Q8

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

At first I was taken back by the plan but when I thought about it, it does make good sense.

An affordable housing area can be located on Ladies Mile and screened effectively from the road still providing Queenstown with an appealing gateway, what's more apart from flying over it you don't get a chance to look down on the development so it's impact is less, visually.

We are going to need a LOT more staff to man ALL the planned developments in Frankton with an efficient Bus and Cycle/Walk way system it makes great sense to house people in this area.

Queenstown is in danger of losing it's community feel, with more and more examples of people leaving the area as it is just too tough. We need to have housing areas that are absolutely affordable with minimal impact to the iconic landscape that is the Wakatipu, this development achieves that.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The council could dot SHA's and subdivisions on mass right across the basin. The view from Coronet for example would be one of mass sprawling development. By restricting housing development to this one area for now we neatly home a whole bunch of people with a minimal impact to the overall landscape of the Wakatipu. We still live in a Cauldron of relatively undeveloped mountains creating a striking juxtaposition against current and future residential/commercial development. I think the vital thing for Queenstown is to protect those dramatic views at all costs but really tourists aren't coming to Queenstown to admire at the beauty of Ladies Mile.

I already have a property in Queenstown and I'm sorted and it would be so easy for me to say no enough is enough (and one day it will be) but there are still lots of people who have the right to live here and who can do so with careful and considerate planning by the council. The masterplan achieves that.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, July 26, 2017 4:28:53 PM  
**Last Modified:** Wednesday, July 26, 2017 4:56:56 PM  
**Time Spent:** 00:28:02  
**IP Address:** 131.203.239.54

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Steve Lindsay

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Flat land makes for lower cost for the developer to produce lots at price points for first home build clients or owner occupiers. Central Government Infrastructure pledge if this benefits the developers adding to their profit margins this should not occur.

QLDC should purchase the total 60ha from the landowners to develop the land and sell down to genuine first home buyers with checks and balances to ensure land bankers and investor speculators are not in the buyer pool. QLDC explore a shared equity ownership scheme and either enforce it on x% of the lots developed by the private sector if QLDC's not in the developer business.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Reduce the level of the ladies mile road between the two roundabouts to mitigate the visual impact of roofs that would become highly visible both sides of the Ladies Mile. This is an historically significant carriageway into Queenstown and if developed as proposed it's ribbon development at it's worst.

Lowering the Ladies Mile (or portion thereof) allows for some world class road and landscape features to be developed. Overhead slip roads could replace the need for roundabouts and increase the flow of traffic.

Landscape design is the key to not simply go from glorious Lake Hayes visual amenity to harsh urban residential visual bombardment both sides of Ladies Mile. Central Govt monies should be used to lower and landscape a portion of Ladies mile. Lowering part of the road and sealing with the appropriate seal could reduce road noise for residents on both sides of LM.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

Answers Entered Manually

**Collector:** Web Link - Manual Entry 1 (Web Link)  
**Started:** Thursday, July 27, 2017 9:01:54 AM  
**Last Modified:** Thursday, July 27, 2017 9:03:54 AM  
**Time Spent:** 00:02:00  
**IP Address:** 210.55.20.210

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

John and Margaret Wilson

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Good afternoon

We have not been able to open the link to make a comment about the proposed development along Ladies Mile, so would appreciate the inclusion of these observations in the submissions being requested for a review of this development.

1. Green space is the expected and appropriate requirement for the entrance to what is cited as a world class resort area.

2. Ladies Mile Pet Lodge has provided an appropriate and very necessary use of this special space. This business supports the community and in particular the dynamics of families who are a growing sector of this community.

3. A pet lodge and housing in close proximity are not compatible.

Therefore proposed reclassification of the zone should not proceed.

Thank you for including this submission in the Hearing.

Yours faithfully

John and Margaret Wilson

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

Answers Entered Manually

**Collector:** Web Link - Manual Entry 1 (Web Link)  
**Started:** Thursday, July 27, 2017 9:05:16 AM  
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**Time Spent:** 00:02:56  
**IP Address:** 210.55.20.210

## Page 1

Q1

An organisation

I am giving feedback as:

## Page 2

Q2

LADIES MILE PET LODGE AND THE LEMAIRE-SICRE TRUST

Name of organisation

Q3

No

Would you like to include your name as part of this feedback?

## Page 3

Q4

Respondent skipped this question

Full name

Q5

Respondent skipped this question

Email address

Q6

Respondent skipped this question

Postal address

## Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing



**Areas?**

**LADIES MILE PET LODGE AND THE LEMAIRE-SICRE TRUST**

**WE OPPOSE THE PROPOSAL OF A SHA ON LADIES MILE AND ASK THAT QLDC'S LEAD POLICY IS NOT AMENDED TO ENABLE AN APPLICATION**

Ladies Mile Pet Lodge is the only Boarding Kennel & Cattery in Queenstown, with Historical Right to operate. It was established over 40 years ago and it is presently owned & operated by Keri & Roland Lemaire-Sicre for the past 17 years.

There has been a significant increase in the number of people requiring care for their Pets in the Wakatipu area and further away i.e. Cromwell, Te Anau, Lumsden, Cadrona and now Wanaka (its only Kennel & Cattery closed a month ago)

The need for Pet care will continue to increase as more people come to live in Queenstown.

Our Clients need for Pet Care are varied:

1. Holiday
2. Business trip
3. Going out of town for Medical or Health reasons
4. Bereavement in the Family
5. Renovating or building a house
6. Transferring in or out of Queenstown
7. Unable to find accommodation that allows them to keep their Pet(s)
8. Re-homing a Pet
9. Pets placed in our care to protect them during Fireworks celebrations and or abusive neighbors

The boarding period can be as short as one day or as long as a year.

Our Historical Right gives us the ability to operate without Resource Consent conditions that would dramatically alter the quality of care we would be able to offer our Clients Pets, i.e. under Resource Consent conditions placed on Alexandra's Kennels, they have specific times their dogs are allowed out to play and toilet. Remarkable Vets are required to put barking Collars on their dogs if they bark and when there is no one on site their dogs need to be locked inside with the windows and skylights closed.

At present we have covenants over 3 properties on Ladies Mile with conditions that protect our Historical Right to operate, recognizing we require a rural environment and that we were here first.

**REASONS FOR OPPOSING A SHA ON LADIES MILE:**

1. This proposal will create huge Reverse Sensitivity Issues, which will not be able to be resolved.
2. We require a rural environment to operate our Pet lodge. Away from domestication.
3. To establish a SHA on Ladies Mile would require a zone change to accommodate this development (From Rural general to urban/high density).
4. According to Council information on SHA'S, they are to be located in DISCRETE GEOGRAPHIC AREAS E.g. Bridesdale and Shotover Country.
5. Ladies Mile is the Gateway into Queenstown. Located on a very busy main road (SH6) NOT A DISCRETE AREA BY ANY MEANS.
6. Our Kennel Building is 30 meters from the junction of Howards drive & SH6.
7. Our dog motels and exercise areas are 3 meters from the unformed paper road (on the Queenstown side of our property).
8. Access for the SHA & Commercial Hub would require a roundabout at the junction of Howards Drive & SH6 and the development of the unformed paper road. This would require the removal of the pine trees, which provide shelter to our property.
9. Given the close proximity, any work to develop and use this as a permanent ENTRY EXIT for the SHA will make it impossible to operate our Kennel Facility.
10. The height and density of buildings placed around the Pet Lodge and our 2 homes would block our sun and views.
11. Business and domestic activities would create continuous noise.

HAASHA was introduced by Council on the 28/8/14 Without adequate consultation with the Community.

1. It does not allow the Community to have a fair say. If a SHA was granted my Clients may not be able to be apart of the Resource Consent process and yet they would be adversely affected if our Pet Lodge Service was compromised in any way by the establishment of a SHA.
2. It gives developers an unfair advantage to develop by fast tracking the planning and Consent process and

## Community Feedback on the Future of Ladies Mile

increases the value of their investment at the detriment of others.

i. e. Our Pet Lodge

3. It does not deliver affordable Housing (homes are sold at market rates.) This was confirmed by Councilors at their Council meeting on the 23/6/17 admitting they have no control over this. For those of us who have lived in Queenstown for some years we are fully aware of the increasing number of people wanting to come and live here permanently. Technology has enabled people the freedom of operating their businesses from anywhere in the world and why not a beautiful place like Queenstown.

With this increase in population comes not only a demand for accommodation but for services that these people require to live here.

Services like our boarding Kennel & Cattery.

The Council is charged with the responsibility of getting the right balance and providing a fair process by which its Community can have a say. Not just Developers & Stakeholders.

### CONCLUSION:

1. There is sufficient land set aside for housing without destroying Ladies Mile to establish a SHA (Refer PDP Council Evidence for stream 3)

2. Ladies Mile Pet Lodge fits seamlessly into the rural environment, while providing an irreplaceable service to this Community.

3. Given the adverse effects this proposal will have on 'The Gate Way to Queenstown' & Queenstown's only Pet Lodge with Historical Right to Operate:

We ask that Council's Lead Policy IS NOT AMENDED to enable an application for a SHA.

For Ladies Mile Pet Lodge & the Lemaire-Sicre Trust

Keri & Roland Lemaire-Sicre

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.



**COMPLETE**

Answers Entered Manually

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## Page 1

Q1

An organisation

I am giving feedback as:

## Page 2

Q2

Town planning group

Name of organisation

Q3

No

Would you like to include your name as part of this feedback?

## Page 3

Q4

Respondent skipped this question

Full name

Q5

Respondent skipped this question

Email address

Q6

Respondent skipped this question

Postal address

## Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing

## Areas?

The Queenstown Lakes District Council (Council) has recently requested public feedback on a proposal to amend its Special Housing Area Lead Policy to incorporate the Ladies Mile Area, paving the way for creation of Special Housing Areas (SHA). This submission is made on behalf of David Boyd, who owns the property at 53 Maxs Way, Queenstown.

This submission sets out feedback to the proposal and requests an extension of the SHA area shown on the Indicative Master Plan to include the properties within the area labelled 'to be determined' (see Figure 1), which contains the property owned by Mr Boyd.

Mr Boyd's property and that of his immediate neighbours has been indicated as an area "to be determined" on the Indicative Master Plan released by Council. This area includes the properties at 37, 47, 49, and 53 Maxs Way (the site).

We request that the area shown as "to be determined" is reclassified for low or medium density residential development. With this inclusion, Mr Boyd is supportive of the proposal to include Ladies Mile to Category 2 of the Special Housing Area Lead Policy. We outline our reasons for this below in addition to some general concerns regarding the proposal that we consider the Council need to take into account.

The area shown as "to be determined" on the Indicative Master Plan exhibits some unique factors in comparison to many other areas shown on the Plan.

Extension of the SHA to incorporate this area will encourage increased density at a location that will otherwise be sandwiched between SHA's to the east and south. The site is otherwise generally bounded to the north by State Highway 6 and to the west by the Shotover River. These two features create clear delineations. From a spatial planning point of view, it does not make logical sense to exclude the site from the SHA.

Local roading infrastructure to the properties is shown on the Indicative Master Plan, via Maxs Way and Toni's Terrace.

Properties within the site are appropriate for inclusion within the SHA area for the same reasons that the wider Ladies Mile area is considered appropriate. This includes:

- Being directly adjacent to existing urban development in the form of Shotover Country;
- Being physically close to the major employment area of the Frankton Flats and its industrial zones; and
- The properties can be readily serviced with infrastructure, due to proximity to Council's wastewater treatment plant and bore field, and the existing reticulated network in Shotover Country/Lake Hayes Estate.

In addition, in terms of visual amenity, the site comprises some of the most shielded properties when travelling along State Highway 6.

Furthermore, it is noted in paragraph 51 of the "QLDC Council 23 June 2017: Report for Agenda Item 1" put forth by the Planning and Development Department that:

"...it is important to consider Queenstown has limited growth corridors and relatively scarce areas of land suitable for urban development that are flat, accessible and not within an Outstanding Natural Landscape. Officers consider that using the land for Rural Residential or Rural Lifestyle would not be an efficient use of the land when looking over a 20 to 30 year time frame and the history of Queenstown's growth.

Within the context of this statement, excluding the properties currently marked as 'to be determined' from the SHA area would not be an efficient use of the land resource.

Inclusion of the site within the SHA area has the same drawbacks as noted for the wider Ladies Mile area. Notably, this includes the ability of the Shotover Bridge to service increased residential development. Modelling undertaken by Council has indicated that the Indicative Master Plan, as proposed, will result in an approximate yield of 2224-2874 residential dwellings. Abley Consultants Ltd have modelled transport implications and determined that if an additional 2000 residential dwellings are constructed at Ladies Mile by 2025, the bridge would reach capacity before the development was completed.

From this, it is clear that regardless of whether the site is included in the SHA area or not, the Shotover Bridge will soon reach capacity and will be unable to service all of the potential dwellings provided for in the Indicative Master Plan. As such, it is not a feasible argument to exclude the site from the SHA area on the basis of the Shotover Bridge being unable to service transportation requirements.

Notwithstanding this, the SHA should include a proposal as to how the Shotover Bridge capacity issue is to be dealt with and whether SHA specific development contributions would be put towards the cost of the upgrade.

For the above reasons, it is requested that the site be included within the SHA area, as sought in this submission.

The "QLDC Council 23 June 2017: Report for Agenda Item 1" document notes that it is not expected that all landowners within the SHA area will want to develop their properties and that the Housing Accords and Special Housing Areas Act 2013 will soon expire. Within the context of this, and considering the identified need for additional housing in the Queenstown area, any person who owns suitable land adjacent to the SHA area and actively seeks to be included within the SHA should be encouraged.



## Community Feedback on the Future of Ladies Mile

In the case of Mr Boyd, having the site included within the SHA would greatly encourage potential redevelopment in the near future.

Please do not hesitate to contact me should you have any queries. You can contact me direct on 03 442 3397 or via email at b [REDACTED]

Yours sincerely,  
Town Planning Group  
Brett Giddens

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As above

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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## Page 1

Q1

An individual

I am giving feedback as:

## Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

## Page 3

Q4

Jani Halliday.

Full name

Q5

Respondent skipped this question

Email address

Q6

Respondent skipped this question

Postal address

## Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

As this development is a Government initiated fast track, to bypass the Resource Management Act and thus further consultation, certain assurances should be given by Nick Smith, Minister of Housing and Minister of the Environment to the QLDC and the people of Queenstown.

1. Firstly a definition of 'Affordable Housing', if we don't know what it is, how can we obtain it.
2. The Developer in a fast tracked SHA, should be required to give at least 15% of the developed land to housing for lower income people and be required to build a certain number of Units on this, we simply must have housing for the workers supporting this community. With restrictions on resale and rent.
3. Robust regulations to stop speculation by limiting one dwelling to one family or person, no companies or trusts. Speculation at this lower end of the market only encourages poor quality housing, cheap heating options, little thought to livability, landscaping or future proofing.
4. Assurances that the design and materials within this development would be to a high standard and diligently controlled.

What would happen to the existing historic homestead and Avenue of trees?

5. Infrastructure for all these homes is able to be, provided sustainably and innovatively without debt to ourselves. I suspect the Governments loan for the additional infrastructure required is way too low.

6.

- Government led focus on new, sustainable, cheaper building systems
- Storm water innovation and No soil into our rivers & lakes
- Geothermal heating for the whole subdivision
- Powerlines all taken underground
- Change in septic disposal
- Rubbish & recycling best practice.
- Solar options
- Electric powering points for bikes, cars, buses

7. Require a Bond from the developer, to reinstate grounds if he were to go bust, property cycles happen.

The 75m setback is completed first, with cycleways and tree planting and this is never able to be built upon or taken for future roading !

Land is only cleared as it is built on and only 25% at a time or in stages.

If the development doesn't occur in a timely manner, then the land should revert back to rural amenity.

8. Control the spread, it seems every time a zoning change occurs on one piece of land, it opens the door a little more to other land being developed. We need robust boundaries to control the spread.

9. Ask our Housing & Environment Minister 'Why' they are not supporting or promoting Brownfield ( town ) development ??

High Density development within Queenstown Town would be a more sensible option for workers, safer, more convenient and would get cars off roads.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As above

Q9

I understand

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**COMPLETE**

Answers Entered Manually

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Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

LAKE HAYES ESTATE AND SHOTOVER COUNTRY  
COMMUNITY ASSOCIATION (LHSC)

Name of organisation

Q3

Yes

Would you like to include your name as part of this  
feedback?

Page 3

Q4

LAKE HAYES ESTATE AND SHOTOVER COUNTRY  
COMMUNITY ASSOCIATION (LHSC)

Full name

Q5

Respondent skipped this  
question

Email address

Q6

Respondent skipped this  
question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing



**Areas?**

**- SUBMISSION ON THE LADIES MILE PROPOSAL -**

**TO AMEND QLDC'S LEAD POLICY TO ENABLE AN APPLICATION UNDER THE SPECIAL HOUSING LEGISLATION FOR DEVELOPMENT OF LADIES MILE, QUEENSTOWN**

The Lake Hayes Estate and Shotover Country Community Association (LHSC) welcomes the opportunity to submit on the proposal to amend the Council's Lead Policy and commends the Council for consulting with the community. The LHSC Community Association aims to represent the residents and ratepayers within Lake Hayes Estate and Shotover Country. Our community has seen significant growth, and has been impacted upon by both the growth within Shotover and Lakes Hayes Estates, and in the wider Queenstown area. Specifically, the two most significant Special Housing Areas (SHA's) recently approved, being Bridesdale and Queenstown Country Club are located adjacent to Lake Hayes Estate and Shotover Country and impact significantly on our community, while failing to achieve any affordable housing.

The LHSC considers that it is important that Lake Hayes Estate and Shotover Country continue to become a community and that any future development proposals are considered strategically, with sufficient community consultation and due process to ensure that effects on the existing community are appropriately managed.

LHSC OPPOSES the proposed Ladies Mile SHA and requests that the Lead Policy is not amended.

The LHSC is not necessarily opposed to development at Ladies Mile, but is strongly opposed to the use of the Housing Accords and Special Housing Areas Act ("HASHAA") to enable the development.

In summary, if the Lead Policy is amended to incorporate the Ladies Mile land as proposed, then our community will lose the ability to comment, make submissions on, or to be involved with the planning process for the development of Ladies Mile. As adjoining effected parties of the Ladies Mile land contained in the draft masterplan, we consider that our community should be consulted in respect of the following items when the proposal to develop Ladies Mile is lodged with Council:

- Parks and reserves - what will be built? Is there an expectation that the LHE and SC will simply provide existing facilities?
- Car parking around parks and reserves;
- Connections across the State Highway;
- Commercial activities; will Ladies Mile add commercial activities in competition rather than integrated with those existing in Bridesdale, Lake Hayes Estate, Queenstown Country Club and Shotover Country?
- Emergency Services located in the SHA;
- Infrastructure issues - especially roading and transport- LHE and SC will be detrimentally effected if the SHA is approved;
- Infrastructure in terms of connections to already straining wastewater, water and stormwater systems;
- Telecommunications and power; residents in LH in particular are subject to many power cuts; will this service and telecommunications be further stretched?
- Public transport;
- Schools/education and health service facilities.

We submit that the HASHAA gives the Council and our community very limited negotiating power in respect of Special Housing Areas. The outcome of an SHA at Ladies Mile would be urban sprawl that achieves economic prosperity for the landowners, real estate agents and property speculators, but potentially significant adverse effects on the environment and local community.

We further submit that the HASHAA legislation or the Council's Lead Policy did not contemplate or expect to include master plans for large swathes of land such as the Ladies Mile proposal. The Lead Policy has never before made reference to any specific areas of land to be included as SHA compatible. It is extremely unusual and unprecedented for Council to include the Ladies Mile land draft masterplan in the Lead Policy without any alternative masterplan for discussion, and without reference to specific infrastructure and services (such as car parks, reserves, transport and education).

**Process for preparing this submission**

This submission was prepared as draft and circulated to members of the LHSC. A meeting was held on 24 July, which was well attended by both members of the LHSC and landowners at Ladies Mile. Following extensive discussion, the LHSC Committee members voted unanimously to approve this submission to Council.

**Reasons for opposition to SHA**

The LHSC is not opposed to the development of land at Ladies Mile. However, we are opposed to the proposed amendment to the Lead Policy and the subsequent Special Housing Area to include Ladies Mile Land and the application for development that would follow. Development at Ladies Mile should not be fast tracked, and instead should be processed under the RMA logically and with community involvement.



## Community Feedback on the Future of Ladies Mile

We oppose the amendment to the Lead Policy to include Ladies Mile as a SHA for the following reasons:

**Fast track- is there an urgent need?**

The Council has been advised by QLDC staff that there is a need to zone more land to meet growth, and that this needs to be done urgently. The Council staff suggest that without zoning Ladies Mile the Council will not achieve the required supply, risking a failure to achieve the National Policy Statement for Urban Development.

However, Council's own policy staff have prepared evidence for the District Plan Review that states that there is more than adequate zoning to provide for short, medium and long term growth. It has been suggested that the Council's evidence doesn't factor in land that is already zoned but is not being developed. However, Mr Osborne, economic expert for the Council, factors in feasibility and potential for development, reducing available capacity significantly from what is first identified in the Council's Dwelling Capacity Model. Even taking that step of reducing available development capacity, he concludes that there is more than adequate capacity for the short, medium and long term growth demands of our community.

Even if Mr Osborne's figures found that there is not adequate capacity because of developers land banking, it is extremely bad planning by Council to continue rezoning land on the premise that the land that is zoned is not being developed. This practice of ongoing rezoning without actual development results in mass urban sprawl and satellite suburbs.

The Council has spent millions of ratepayers money on the District Plan review to date and that review process is still ongoing. The District Plan review process provides strategically for the future growth of the District. Allowing zoning ad hoc via the HASHA as is proposed by Council, completely undermines the District Plan review. The RMA principles include that the rezoning of strategically important or sensitive land such as Ladies Mile will be conducted with proper community consultation through the District Plan review process. Those principles of consultation will be totally avoided if the Lead Policy is amended to include the Ladies Mile land.

As stated above, Council's own consultants and policy staff have recently prepared evidence for Stream 13 of the District Plan Review stating that there is more than adequate capacity within the existing zones to meet the short, medium and long term community growth. Further, that capacity more than meets the requirements of the National Policy Statement for Urban Development even without accepting any additional zoning under the Proposed District Plan. According to this evidence, there is no need to fast track rezoning of land

### 2. Affordability

Special Housing Areas do not achieve affordability. The HASHAA has seven guiding principles listed in order of importance. Seventh on that list is affordability. Affordability is not given any significant weight, and instead the HASHAA assumes that simply supplying more sections creates affordability. That assumption is unfounded. Bridesdale and the Queenstown Country Club do not deliver affordability; only one year after its approval as an SHA, Bridesdale has seen speculators making \$300 000 in profit from buying and selling house and land packages, and it is alleged that only 30 sections are owned by first home buyers. Providing more urban sprawl feeds property speculation, and does not provide affordability.

We are concerned that enabling the development to be fast tracked is a knee jerk reaction to the heated housing market and would increase property speculation and add fuel to increases in property prices throughout Queenstown. Growth brings growth; for every section developed, our community will need more builders, plumbers, project managers etc, and those people undertaking the jobs will need somewhere to live. This increases demand for dwellings so that any benefit from an additional supply is negated by the increased demand that it creates. Before the Council approves any further SHA areas, mechanisms to achieve long term affordability should be agreed between Council and the landowners. Those mechanisms might avoid the situation in both Bridesdale and Queenstown Country Club where no affordability has been achieved.

### 3. Infrastructure

Section 16 (3) (a) of HASHAA and Section 3 a&b of the QLDC Lead Policy provide a positive obligation on Council to ensure that adequate infrastructure exists for the proposed SHA. No satisfactory infrastructure currently exists at Ladies Mile. That is obvious when Council has made application to Central Government for funding from the Housing Infrastructure Fund for infrastructure at Ladies Mile.

Again, we submit that the correct process for the development and master planning of the Ladies Mile area should be undertaken under the current District Plan review and thereby be subject to the due consideration and consultation that process provides.

The Council's own staff identify that if Ladies Mile were approved the Shotover Bridge would be at capacity by 2025. This is only eight years away, and unlike an SHA, a new bridge would take a significant amount of time to obtain funding approval and then be built. The SHA should not be approved until the effects on the roading network, transport infrastructure and education facilities can be resolved, with solutions identified and properly planned for.



## Community Feedback on the Future of Ladies Mile

transport infrastructure and education facilities can be resolved, with solutions identified and properly planned. i.e. if Ladies Mile results in the bridge being at capacity, then the solution to that capacity issue must be in place before Ladies Mile commences.

There is inadequate infrastructure available to service Ladies Mile. Existing services should be upgraded to provide sufficiently for existing residents, rather than fast tracking development that adds to an already congested network. If Ladies Mile creates more congestion, tangible solutions to those issues must be resolved before development occurs. Failure to take those steps will have detrimental effects on the amenity of the surrounding community and residents community of Lake Hayes Estate and Shotover Country.

### Education and community facilities

Shotover Country Primary School will be at capacity far earlier than was ever anticipated by our community and the Ministry of Education. That capacity will be achieved solely out of the communities in the existing and approved development at Lake Hayes Estate, Shotover Country and Bridesdale developments. Shotover Primary does not have any capacity to cope with increased population at Ladies Mile where in excess of 2800 residential units are proposed.

In the form that is proposed, the Ladies Mile SHA would require its own primary school, and consideration must be given to the likely impacts of such a development on the high school. As drafted, there is no reference whatsoever to education facilities within the proposed Ladies Mile Master Plan. As with infrastructure, we submit that the solution to this issue must be resolved prior to approving the SHA; the level of development requires a school, and this must be agreed before any development of the Ladies Mile is undertaken.

If the Ladies Mile development is to be fast tracked without consideration of its impact on education facilities then the existing community and its residents at Lake Hayes Estate and Shotover Country will be adversely and detrimentally affected.

The same submission applies to other community facilities and services. Hospital services and medical facilities in Queenstown are well below standard and simply cannot adequately accommodate a further 2800 residential units at Ladies Mile.

### Is Ladies Mile the right location?

The HASHAA does not enable any consideration of whether the site is the most appropriate. Every future resident of Ladies Mile would have to drive to work, and drive to essential community amenities. Ladies Mile is a 5 minute drive from employment in Frankton and 20 minutes from downtown Queenstown. Council staff acknowledge that any Ladies Mile development would create further traffic congestion.

The Ladies Mile corridor is the recognised entrance to Queenstown. That corridor has historically been (before the Council approved the Queenstown Country Club SHA) an important rural gateway, with views to the distant mountains and significant setbacks between the road and any development.

Whilst the Wakatipu Basin Land Use Study (WBLUS) identifies the Ladies Mile area as a potential site for development, Council has not formally reviewed or adopted the findings of that study. Again, we consider that master planning Ladies Mile through the Lead Policy and pursuant to HASHAA legislation is pre-emptive and should not occur before Council properly considers WBLUS.

Instead of urban sprawl, Council should be considering higher density, affordable housing that in the existing Queenstown and Frankton boundaries, where the affordability is achieved not only through supply of land, but through locating housing where residents can walk to work and services. Higher density development saves money in land cost, infrastructure and creates more affordability by providing live-work opportunities. These elements of affordability are not achieved by allowing sprawl such as a new Ladies Mile development.

### What are the options?

There are a number of different options available to the Council to increase the supply of affordable housing. One is to discuss with landowners in the zoned land to determine what factors are contributing to their failure or unwillingness to develop. For instance, what made the apartment development on Gorge Road unfeasible? Why has the Lynch Block not been developed? Is it construction costs? Are the obligations to provide car parking for these developments too onerous? Once there is an understanding of the barriers, then solutions can be identified to allow and encourage development of those areas that are already zoned. The Council itself owns Lakeview, which could potentially provide significant residential development in close proximity to infrastructure, services and is located adjacent to or within the existing town centre. Development of that site should be an obvious choice for housing.

### 7. District Plan VS SHA

The landowners at Ladies Mile have already submitted on the District Plan. Those submissions are now on hold awaiting the Council's adoption of the Wakatipu Basin Landscape Study that was commissioned by the Council. That Study recommends rezoning throughout the basin, and Council has the ability to adopt that study, and prepare a variation to the District Plan. In that variation the Council could include Ladies Mile as a variation. It



## Community Feedback on the Future of Ladies Mile

would then be considered as part of the District Plan process. Key questions would be considered: is it the right place for development? If so, has it been well designed? How will it affect the roads (and other infrastructure)? Will it achieve affordability? Importantly, the community can have their say and be involved in the decision making process for the rezoning of the land through the District Plan review.

The benefit of the District Plan review process is that it enables community involvement and avoids a situation where development precedes the necessary infrastructure and services.

Conversely, the SHA process allows the landowner to lodge a resource consent for the Ladies Mile SHA area knowing that its application will not be publicly notified, there will be no appeal rights, and that ultimately the application will get approval. The whole SHA process does not require the developer to enter into any meaningful consultation, or take account of the impacts on the community of the proposed development.

### 8. Process

In our view, Council is not following due process and logical planning, when:

- Council proposes to have Ladies Mile Land included as an SHA via its Lead Policy, but adequate planning and consultation has not been undertaken to allow for the development in respect of the necessary essential infrastructure and amenities such as Transport, Education, Health facilities and other amenities
- Infrastructure funding is sought by Council from Central Government for the Ladies Mile development before any rezoning or development of the Ladies Mile Land has been properly considered by the community and approved by Council;
- Council is conducting a District Plan review that could adequately accommodate the development proposals for Ladies Mile and allow for proper community consultation through that District Plan Review process; and
- Council has not yet reviewed, approved or adopted the findings WBLUS.

### Conclusion

Residents in Lake Hayes Estate and Shotover Country are affected by the proposal to develop Ladies Mile.

Amending the Lead policy to include the Ladies Mile land as an SHA area will exclude residents in the area from the development process.

The LHSC requests that the proposal to amend the Lead Policy is rejected, the Ladies Mile SHA request is declined, and that is addressed either by Council-lead District Plan variation paid for by the landowners, or addressed through the District Plan review.

The LHSC would appreciate the opportunity to discuss our submission with Councillors, as we consider that this would assist Council in making what is an extremely important decision for the future of not just the Ladies Mile area, but Queenstown as a whole.

Clark Graeme Pirie Chairman

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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## Page 1

Q1

An individual

I am giving feedback as:

## Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

## Page 3

Q4

Gemma Davis

Full name

Q5

Respondent skipped this question

Email address

Q6

Respondent skipped this question

Postal address

## Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing



Areas?

Submission – Future of Ladies Mile

Gemma Davis

[REDACTED]

Let the Community Have a Say

In recent years the community has been sceptical of the intentions of Council, particularly regarding the release of land through the HASHAA legislation. Media articles and public submissions provide evidence of a public perception that the fast-tracked release of land through the HASHA Act benefits land developers at the expense of the amenity of neighbours and the wider community. The lack of any requirement for developers to deliver 'affordable' product as part of these developments, and the limited opportunity for affected parties and community members to have a say in the plan change process has exacerbated this perception.

Ladies Mile is the gateway to Queenstown and a strategic location for the delivery of future urban growth. The district has one chance to deliver positive planning for Ladies Mile and this can be enhanced through collaboration with the community.

Objective 6 of Council's Lead policy states: 'There is community feedback as part of the establishment of proposed special housing areas'.

The potential benefits of collaborative planning are well documented. To achieve majority support or acceptance for the proposal, opportunities for community input should reach beyond enabling the community to provide written submissions and incorporate a collaborative vision and masterplan process for the Ladies Mile area that meets a broad range of community objectives.

A Comprehensive, Detailed Background Discussion Document

It would be beneficial to release a significantly more detailed public Discussion Document regarding the Ladies Mile proposal which outlines housing options in detail; provides a full, detailed summary of traffic and infrastructure modelling results; clearly outlines proposed infrastructure upgrades to address increased traffic demand arising from the proposal; and identifies other possible amenity costs and benefits arising from the proposal.

For example, the existing Discussion Document does not provide any detail on the traffic modelling undertaken as part of assessing this proposal; the impacts of the proposal on the wider traffic network (beyond Shotover Bridge); or the impacts on traffic at times other than evening peak. It also provides no information or commitment regarding the mitigation of traffic effects resulting from the proposal through, for example, the upgrading the Shotover Bridge, which will clearly be required if development of the Indicative Masterplan proceeds, and more urgently if the process is fast-tracked through the HASHA Act and development uptake is significant.

Providing comprehensive information regarding these impacts and incorporating commitments regarding the timing of infrastructure improvements would enable informed, quality community input and would also increase the capacity for Council to achieve community support for what is a very significant proposal for Queenstown and the district.

Infrastructure is not Adequate

Without commitment to infrastructure upgrades it can only be assumed that transport infrastructure capacity will be inadequate to meet demand growth generated by the proposal.

This is unlikely to be acceptable to the wider community who expect Council to be proactive in ensuring that infrastructure will be adequate to meet growth. Providing for housing growth without adequate infrastructure provision is likely to be perceived to be irresponsible. It also arguably does not meet the objectives of Council's Lead Policy which states that: 'Adequate infrastructure exists or is likely to exist to service qualifying developments in special housing areas'.

Queenstown community members will bear impacts of effects arising from the development of Ladies Mile, particularly traffic, which is already an issue of substantial concern. Yet the community could also benefit from substantial amenity and infrastructure upgrades associated with the Ladies Mile development.

It is clear that Shotover Bridge does not have capacity to cater for additional traffic generated by the development and there is no commitment to upgrading the bridge as part of the proposal. A commitment to upgrade Shotover Bridge to deliver additional capacity to meet demand within an adequate timeframe should be obtained prior to rezoning the land.

Address the stranglehold on existing zoned land

It is clear that the district will require additional housing to meet future population growth, it is also apparent that there is substantial existing zoned land located within existing, accessible urban locations that has not been released for development and that this land is held in the ownership of a small number of land owners.



Recent research by the NZ Productivity Commission has identified land banking as a problem threatening the appropriate release of land in urban areas throughout New Zealand but this problem is clearly exacerbated in the Queenstown Lakes District where very high proportions of undeveloped zoned land is held by a small number of land owners. This is resulting in pressure to rezone greenfield land outside existing growth boundaries. It is therefore appropriate for QLDC to lead research, discussion and action on this issue in New Zealand. This could include the detailed examination and implementation of mechanisms to dis-incentivise and stop long term land banking, such as:

- Amend the differential rating system to significantly increase rates on unimproved zoned land.
- Shift towards a land-value rating system (unimproved value of land).
- Investigate the potential to compulsorily acquire zoned land that is not being released to market.
- Examine and advocate for the establishment of a district Urban Development Authority to be established to oversee the development/redevelopment of strategic locations within the district, supported by legislation enabling the compulsory acquisition of land for comprehensive affordable housing development.
- Impose time limits – ‘i.e. use or lose it’ – on rezoned land.

### Diffuse Land Ownership and HASHAA Uncertainty

The delivery of comprehensive masterplan in areas with diffuse land ownership is notoriously difficult and has been identified as a substantial impediment to land supply and comprehensively designed, orderly urban development. In the case of Ladies Mile, disparate property ownership is likely to result in piecemeal, dis-connected development for a significant period of time; key aspects of the masterplan such as high density and commercial may not be achieved if landowners do not release the land; long term land banking by some landowners could result in partial, disconnected development for a long-term period; and scheduling the delivery of infrastructure may be problematic.

The achievement of cohesive delivery of the masterplan is likely to be further hindered by the expiry of HASHAA legislation. This is acknowledged in the Report for Agenda Item 1 QLDC Council Agenda 23 June 2017, paragraph 60, which states: “The Indicative Master Plan covers an area of 136ha and if fully utilised would enable a yield of 2224-2874 residential units. The maximum yield is highly unlikely to be achieved, as not all landowners will want to or be able to develop, and the HASHAA legislation is due to expire in less than three years”.

Currently the Council and public Discussion Documents outline the proposal and its potential benefits and seeks community feedback on the basis of successful delivery of the indicative masterplan. Neither of the Council or public discussion documents address the potential risks and negative impacts associated with a situation where few EOI's are submitted; few resource consents are lodged; or that resource consents are not enacted within required timeframes.

Given that it is unlikely that resource consents for all land within the proposed Ladies Mile Indicative Masterplan will be lodged within the required time periods, the validity and benefits of developing the area under the HASHA Act should be further considered.

While traditionally a longer and potentially more costly process, development through the RMA may provide more certainty for the community, increase opportunities for community input and may provide Council with additional time to ensure transport infrastructure is adequate to meet additional demand. It could also provide Council with additional time to put in place appropriate strategies to limit long term land banking.

It is further noted that there are now alternative statutory processes for preparing policy statements and plans under the RMA which aim to provide greater flexibility in processes and timeframes (the Streamlined Planning Process and Collaborative Planning Process). Utilising these statutory processes to prepare the proposed Ladies Mile Plan Change should be considered by Council.

### Inclusionary Zoning Can be Achieved Outside Special Housing Areas

The HASHAA legislation is clearly an effective mechanism to mandate the provision of community housing as part of new housing developments however it is not the only mechanism available.

Queenstown has successfully implemented inclusionary zoning since 2008 through voluntary Stakeholder Deeds as part of the Plan Change process. These have enabled the delivery of 5% of new development as Community Housing, including the provision of community housing in key locations. While more time intensive and not mandatory, Stakeholder Deeds could be used to implement inclusionary zoning in the Ladies Mile area if developed through an RMA process, with potential to deliver 10% of development as Community Housing.

### Prepare an Integrated Land Use and Transport Masterplan Underpinned by Comprehensive Research

Land use and transport are intrinsically linked and current research clearly indicates that integrated planning for land use and transport is required for the delivery of sustainable housing and movement outcomes.

Land use density is an imperative part of this equation. While density can reduce urban sprawl, density does not guarantee benefits such as viable public transport or good design outcomes. Successful urban developments are



## Community Feedback on the Future of Ladies Mile

guarantee benefits such as viable public transport or good design outcomes. Successful urban developments are the product of many factors including a combination of quality of public transport services, a diversity of land uses, quality design and fine-grained street patterns.

While important, residential density is just one factor influencing transport choice and research shows that significant shifts to public transport occur in response to a combination of demand factors, each of which have varying impacts on ridership dependent on local and regional context.

These include but are not limited to:

- Fare and service levels
- Service quality (including speed and comfort) compared to driving
- Marketing, communications, information
- Land use characteristics (population and employment densities/accessibility and strength of employment nodes as public transport destinations)
- Employment characteristics (i.e. trades and sales people and shift workers are less likely to be public transport users than professional or service workers)
- Population demographics
- Income
- Pricing (such as price of fuel and parking cost)
- Parking availability
- Tourism
- Rates of car ownership
- Interest rates
- Road congestion
- Special events

While the Council has made excellent progress towards improving public transport in Queenstown, research suggests achieving a substantial mode shift in the Ladies Mile/Lake Hayes area in direct response to the proposed Ladies Mile development is unlikely due to factors such as low service frequency (30-60-minute peak/non-peak frequency); lack of speed benefits (i.e. buses will not be grade separated, making journeys by bus slower than by car); distance (the further the journey the more likely people are to drive); employment and demographic characteristics (needing a car for work or to transport children; shift work; high levels of car ownership; cultural preferences) (see Wang J, 2011, An appraisal of factors influencing public transport patronage, NZTA Research Report 434; Cihat Polat, 2012, The Demand Determinants for Urban Public Transport Services: A Review of the Literature, Journal of Applied Sciences, 12: 1211-1231; Wright L and Denne, 2016, PT20 4 5 Public and Passenger Transport: Historical trends and drivers of demand; and Davis G, 2016, Get a Move On! A landmark report to get Perth moving, Committee for Perth).

It is also noted that poorly designed high and medium density, or high density in the wrong places (i.e. car based high density with limited access to jobs and services within walking distance) can reduce liveability by providing poor quality living environments as well as exacerbate transport problems such as traffic and parking for the wider community. There are many examples of poor-quality high and medium density in New Zealand and around the world, and it is important that Council provides assurance that mechanisms will be in place to ensure that the development of Ladies Mile delivers high quality urban and architectural outcomes.

The issue is therefore a complex one. There are potential benefits on offer from urban densification, but also the possibility of unintended consequences that can quickly undermine them.

In this context, it is imperative not to overstate the potential benefits that design elements such as higher density development within the Ladies Mile proposal may deliver without also identifying and acknowledging the potential negative effects or costs of the proposal and ensuring that adequate strategies are in place to avoid, remedy or mitigate these costs.

In the case of Ladies Mile, further research is warranted to consider the costs and benefits of high density housing in this location and to identify strategies or mechanisms to ensure the project delivers positive outcomes.

The mechanisms may include the development of high quality, detailed urban and architectural design guidelines for medium and higher density and commercial development – acknowledging that having high and clear design expectations can maximise and protect value for both public and private interests.

Additional research is also required to identify whether there are adequate cost benefits associated with increasing public transport competitiveness in this location or whether the design and infrastructure provision should focus on delivering adequate road and parking infrastructure for car dominated movement patterns.

## Community Feedback on the Future of Ladies Mile

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As above

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**



**NZ TRANSPORT AGENCY**  
WAKA KOTAHI

**Addendum to a Submission on a Proposal to Add Ladies Mile Area to Category 2 of Council's  
Special Housing Area Lead Policy**

To: Queenstown Lakes District Council  
Private Bag 50072  
**QUEENSTOWN 9348**

Submitter: NZ Transport Agency  
PO Box 5245  
Moray Place  
**DUNEDIN 9058**

The **NZ Transport Agency** (Transport Agency) requests that this addendum be added to its original feedback that was provided to Queenstown Lakes District Council's proposal to amend the Council's Lead Policy for Special Housing Areas.

**NZ Transport Agency's Addendum to its original Submission is:**

***Additional Comments***

The Transport Agency provided feedback to ensure Council were aware of some of the wider issues and consequences of the amended policy. However, the Transport Agency's submission did not mention that a suitable level of development has been signalled through the Housing Infrastructure Funding.

Council recently applied for Housing Infrastructure Funding to provide 1025 residential dwellings on the Ladies Mile and the Transport Agency were broadly in support.

However, the Transport Agency is concerned that the new SHA policy has the potential to provide for a greater level of development, which will reduce the long term capacity of the Shotover River Bridge on State Highway 6.

To clarify our position, the Transport Agency would support a SHA of 1025 houses on the basis of the information currently available to us. However we cannot support a SHA policy for the Ladies Mile to provide 2200 – 2800 households due to the concerns outlined in our submission.

While the submission signals concerns with this location, the Transport Agency will continue to work constructively with Council, the Otago Regional Council, the developers and other partners to resolve the current and forecast housing shortage and the issues identified in our submission.

Dated at Dunedin this 4<sup>th</sup> day of August 2017.

**Steve Higgs**

Lead Strategic Planner  
Pursuant to a delegation from  
the Chairman and the Board  
of the NZ Transport Agency

**Address for Service:**

NZ Transport Agency  
PO Box 5245  
Moray Place  
**DUNEDIN 9058**

**Attention:** Tony MacColl





**COMPLETE**

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Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

NZ Transport Agency

Name of organisation

Q3

Yes

Would you like to include your name as part of this feedback?

Page 3

Q4

NZTA

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

The NZ Transport Agency (Transport Agency) hereby makes this submission in opposition to a proposal by



## Community Feedback on the Future of Ladies Mile

The NZ Transport Agency (Transport Agency) hereby makes this submission in opposition to a proposal by Queenstown Lakes District Council to amend the Council's Lead Policy for Special Housing Areas to include a defined area of the Ladies Mile within Category 2, where expressions of interest for Special Housing Areas would be encouraged. The Transport Agency suggests there are a number of issues raised in this submission that the Council should be aware of in making its decision.

NZ Transport Agency's submission is:

### General Comments

The Transport Agency is cognisant of the policy context as identified in the notified Discussion Document. That is, the district's housing affordability issues, the high levels of growth and Council's obligations to enable and provide more land for housing through the Housing Accord agreed with Central Government and meeting the requirements of the National Policy Statement on Urban Development Capacity.

The Transport Agency is working closely with its partners; the Council, Airport and local businesses to improve transport in and around Queenstown. This includes the development of a transport business case that identifies key transport issues in the district particularly between the airport and the Queenstown Town Centre. The future growth pressures on Queenstown and constrained network mean that the agencies will need to think of creative solutions, which will include opportunities for people to make different travel choices. We do not consider this development is consistent with the direction of the business cases and potential investment in transport ..

### Integrated Planning

The proposal is not consistent with integrated planning. Integrated planning promotes aligned land use and infrastructure investment and ensures residential housing is well connected spatially to community facilities such as employment, schools, shopping and recreational services. Intensified residential development on the Ladies Mile does not provide scope to sustainably manage the transport network. It is in a location where there are no alternative routes to core employment, economic and social services, and recreational opportunities other than the State highway. Furthermore, mechanisms for managing demand to travel are constrained by the likelihood that the Ladies Mile would remain largely residential in nature and scale.

The Transport Agency has long considered it preferable to confine urban development to those areas west of the Shotover River, i.e. areas on the Frankton Flats and those areas south of the Kawarau Falls River Bridge. These areas have previously been identified by Council as areas suitable for urban development as recognised by the Operative and Proposed District Plans and the Queenstown Lakes District Growth Management Strategy (2007). Restricting development to within these areas would assist in the sustainable growth management in Queenstown Lakes District from an integrated planning perspective.

### Other Growth Area Options

The Transport Agency is aware Council has considered the suitability of other areas for the establishment of special housing areas. One of these areas is the intensification of existing urban areas. The Transport Agency supports this option and is aware this is being addressed through the Proposed District Plan process.

Another area with urban growth potential is the valley between the Kawarau River and Jacks

Point/Hanley Downs. The Transport Agency understands that it is less readily serviced from an infrastructure perspective and would therefore take longer to be enabled. The Transport Agency suggests there is more capacity for development within this area from a State highway infrastructure perspective. The existing average annual daily traffic counts on SH6 south of the Kawarau Falls River Bridge is significantly lower than those on SH6 on the Ladies Mile. The Transport Agency therefore suggests further investigation should be undertaken to determine the work involved and cost to provide non roading infrastructure to the land between the Kawarau River and Jacks Point/Hanley Downs.

### Infrastructure Capacity

The Transport Agency is concerned about the potential impacts of the intensified development east of the Shotover River on the capacity of the Shotover Bridge. Recent modelling shows that the bridge will reach capacity in 2035, based on current QLDC growth forecasts. It is anticipated that the bridge will reach capacity by 2025 if an additional 1000 medium density residential dwellings were developed on the Ladies Mile. If an additional 2000 medium density residential dwellings were developed by 2025 then the bridge would reach capacity well before the additional Ladies Mile development was completed.

In view of the above, if Council's Lead Policy for SHA's is amended as proposed, the Shotover River Bridge will reach capacity a lot sooner than previously projected. A replacement bridge would be a significant investment which is currently not in the National Land Transport Programme (NLTP). The Transport Agency's infrastructure planning has been based on existing and proposed District Plan zoning and Council's growth strategies. It may ultimately prove difficult in the short to medium term to reprioritise investment funding to deliver on any required capital assets such as a new State highway bridge to respond to what is unanticipated residential growth on the eastern side of the Shotover River delta. Other infrastructure, such as SH6 intersections, would also be required to ensure



the intensified residential development on the north side of SH 6 on the Ladies Mile can safely access the State highway.

#### Implementation Policy

Queenstown Lakes District Council Housing Accords and Special Housing Areas Act 2013 Implementation Policy dated 24 November 2016 stipulates the criteria and process for considering Special Housing Areas and qualifying developments. This document states under:

#### 3. (3) Infrastructure

Council must be satisfied that either

a. Adequate infrastructure exists to service qualifying development in the area; or  
b. Infrastructure can and will be provided and funded by the landowner or developer at no cost to, and without unforeseen or adverse financial or environmental costs on the Council or other relevant infrastructure providers. The Council will assess the infrastructure requirements of a proposed special housing area against matters listed in Attachment B of the above mentioned document. Transport (including impact on state highways, impact on local roads, public transport, provision of public transport facilities, under passes, trails and tracks etc) is listed as one of the relevant infrastructure.

Importantly, for non-Council infrastructure (including state highways) the Council needs to be satisfied that infrastructure exists or is planned by the relevant service provider with additional capacity to accommodate the likely cumulative demand generated from a qualifying development/s in the special housing area.

As outlined above the Transport Agency is concerned that there is not enough capacity within the existing and proposed infrastructure (including the State highway Shotover River Bridge) for the area to be developed as proposed. Furthermore, the Transport Agency, as the relevant service provider has not planned on increasing the capacity of the surrounding infrastructure. Consequently, the Transport Agency, is of the view that the proposal does not meet Council's requirements of the criteria for considering Special Housing Areas and qualifying developments.

#### Financial/ Development Contributions

In view of the above, the Transport Agency is reluctant to support this proposal. Without resiling from the position outlined in this submission, should Council adopt this amendment, then Council needs to consider how increasing the infrastructure capacity can be funded. The Transport Agency suggests that Council should ensure developers of the Ladies Mile Special Housing Area contribute to the new infrastructure including the Shotover River Bridge that will be necessitated by increasing residential development on the Ladies Mile.

#### Masterplan

The Transport Agency is aware that any development that applies for consent as a Special Housing Area (SHA) will have to align with the Council specified masterplan. The Transport Agency supports the use of a masterplan which would ensure any development is considered holistically. This is preferable to development that occurs as a series of ad hoc resource consents where it is more difficult to provide integrated planning outcomes.

#### Public Transport, Walking and Cycling

The Transport Agency supports the masterplan using a grid layout to achieve an efficient use of the land and also allow for increased use of public transport, walking and cycling. If this masterplan were to be adopted then due consideration should be given as to how to maximise public transport efficiency. Public transport routes, bus stops and other critical infrastructure need to be considered and provided. The Transport Agency also notes that there is no provision within the masterplan for a Park and Ride facility. However, a Park and Ride for the Ladies Mile has been signalled in the

'Queenstown Town Centre -A community conversation about the future' document that is currently out for consultation. The Transport Agency therefore suggests a Park and Ride facility should also be provided within the masterplan to encourage the use of public transport.

The Transport Agency notes that the indicative masterplan includes pedestrian underpasses to provide linkages across the State highway. The Transport Agency is confident that good pedestrian and cyclist connectivity could be easily achieved through the new greenfield spaces. However, the Transport Agency is also extremely interested in ensuring due consideration is given to provide comprehensive connections from those areas already developed, particularly Lake Hayes Estate and Shotover Country.

The reasons for this submission are:

The Transport Agency's statutory objective is to carry out its functions in a way that contributes to an affordable, integrated, safe, responsive and sustainable land transport system. Some of these functions relevant in this case are:

- to promote an affordable, integrated safe, responsive, and sustainable land transport system
- to manage the State highway system in accordance with the relevant legislation; and
- to assist, advise, and co-operate with approved organisations (such as regional councils and territorial authorities).



## Community Feedback on the Future of Ladies Mile

The Transport Agency submits that the proposed activity has the potential to have an adverse effect on the safety, efficiency and functionality of the land transport system.

NZ Transport Agency wishes the consent authority to:

That Council does not adopt the amendment to its lead policy.

Without resiling from the position outlined above, should Council adopt the amendment to its current Lead Policy to incorporate the Ladies Mile Area, then Council needs to be cognisant of the issues raised in this submission, particularly the implications of increasing the residential development on Ladies Mile on the capacity of the Shotover River Bridge and other State highway infrastructure. The Transport Agency suggests that Council must satisfy itself that the infrastructure improvements required to facilitate the potential development can be obtained from developer and Council contributions.

Steve Higgs

Lead Strategic Planner Pursuant to a delegation from the Chairman and the Board of the NZ Transport Agency

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Anita Golden

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing



## Areas?

### Ladies Mile Development - Submission

While understanding the need for more housing in the area, I do believe there are alternatives to developing Ladies Mile that would maintain the semi rural feel around Lake Hayes which adds to the amenity and desirability of the area.

That said if the Ladies Mile development was to go ahead then having in place a strong, cohesive master plan for the area is essential, especially thinking long term. The indicative masterplan essentially looks great, just a couple of points that I would like to see considered.

### Connectivity between residential developments -

In what would essentially become one of the largest residential areas in the Queenstown Lakes District, we need to ensure a sense of community and connectivity between Shotover Country, Lake Hayes Estate, Queenstown Country Club and Ladies Mile development.

Ensure Underpasses are constructed from the outset and linked safely with existing infrastructure, eg SOC does not currently have a safe walkway up to the roundabout, to allow for safe and accessible access between the areas. Underpasses should serve both LHE and SOC as it is not reasonable to expect people to walk >1km to get to an underpass - children will take the easy option and the developers should be made to provide for safe connectivity between the new and existing developments.

### Infrastructure Development -

1. 3 waters - I note that Ladies Mile has 'easier' access to the infrastructure already in place for Lake Hayes Estate and Shotover Country - however, there is already strain on the systems in place eg water restrictions, power cuts affecting both developments. We need to ensure that all that all infrastructure is appropriately planned so as not to have a negative impact on existing developments or community rating.

2. Roading - With regard to roading it appears clear that the Shotover bridge will be at capacity in the coming years without the introduction of the proposed new Ladies Mile development. A solution and upgrade to the bridge or alternative needs to be fast tracked. I'm sure the modelling has taken into account increasing traffic along Lower Shotover and from Arrowtown given the Wakatipu High School move to Frankton and the increasing number of employers and business located in the Frankton Flats area. If it hasn't it should!!!

While effective, efficient, affordable and convenient public transport will certainly assist with removing some vehicles off the road, essentially I see the Ladies Mile development as providing a home for families in the district, using public transport for everyday life, activities (all situated generally within Frankton or Queenstown), grocery shopping etc will still necessitate the need for private vehicles.

As there is no certainty that public transport, particularly as currently proposed, will alleviate the issue. The effective use of public transport will require a cultural shift to be effective and the current routes proposed will not facilitate that shift as they are not the fastest routes nor do they stop at locations that would ensure people are convinced not to drive.

If this development was to proceed consideration should be given to a specific routes subsidised by the developer to ensure the traffic from this development does not exacerbate existing issues with the Shotover bridge without assurances from the NZTA that the bridge will indeed be upgraded to service this development.

### Land for Education Facilities -

Shotover Country school is already growing at a faster rate than predicted, putting pressure on resources and bringing forward the need for additional buildings. The School was not planned, nor does it have the space to be able to support such a large development.



## Community Feedback on the Future of Ladies Mile

There is also more residential development in both Bridesdale Farm and Shotover Country (Stage 8 replacing an elderly persons facility with housing) and this will further exacerbate that situation.

If Ladies mile were developed it must include land set aside for educational purposes. I request the Ministry are consulted through the master planning process to establish the need for primary school and/or other education facilities to ensure we do not regret this decision in the future.

### Land for Recreational Use -

While I note there are green spaces included within the plan, I submit that these need to be increased to allow for proper recreational facilities, the Events Centre is already straining under demand and Ladies Mile could provide a convenient, relatively flat option for alternative recreation opportunities.

The population of the area will have a large proportion of families, retired and young people who would utilise these facilities.

Thought also needs to be given and planned for community space for the teenage residents, while currently a young community, those children are going to grow up! Given the total number of houses in Shotover Country, Lake Hayes Estate and the proposed new development there could potentially be up to 8000 teenagers in the area. Providing space for activities/youth booth etc to keep them out of trouble is essential! This would also contribute to community development.

### Mixed Use / Commercial Zoning -

It's important to recognise that there should be the ability to set up small businesses or office rental facilities in this area to facilitate sustainable development and ensure people are not driving to other locations to undertake office work which would increase issues relating to traffic generated from any new development.

There is an opportunity to remedy past missed opportunities from LHE and SOC to ensure office space is available to people residing in this area. It is my submission that any zoning for non-residential activities should include the provision for all mixed use commercial and not be limited to or allow total domination be retail activities.

Retail/hospitality activities are important in establishing a sense of community and allowing for meeting and socialising activities. I'm not sure if there are any statistics but from my general knowledge of LHE and SOC there area lot of remote/flexible workers and a large number that have to travel to Frankton or Queenstown for office space as there is none available within the area. Ultimately allowing for a balance of mixed use and creating a community that is able to live, work and place creates a strong community focus and feel which benefits the region.

### Provision of Mixed Use / commercial / retail development up front -

It is important that the situation in LHE and SOC is not mimicked where there was no requirement for developers to provided commercial activities prior to the development of all residential activities. It took in the order of 10 years for commercial activities to be developed in LHE and to date none have been developed to serve the 600+ dwellings that existing in SOC. Developers are making mega bucks from these developments and it is my submission that part of those profits should be used to cater for mixed uses during the construction for their subdivisions.

This will support sustainable development and with existing populations in the areas it is considered that reasonable critical mass exists to make these ventures profitable or close to profitable. If they are not profitable then that is the cost of development and it is not unreasonable to consider a cost of development being extracted from the hundreds of millions of dollars profit that will be realised from the development of this land. 100k profit per section is reasonable and that equals \$200 million profit. 1-2% of this to cater for commercial activities prior to completion of the subdivision is not in my view unreasonable.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Please see above

Q9

I understand

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sarah O'Donnell

Full name

Q5

Email address

Q6

Postal address

Page 4



97

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Thank you for this opportunity to submit on the proposed inclusion of Ladies Mile in the Lead Policy for SHAs.

I vehemently oppose the inclusion of Ladies Mile in the Lead Policy for SHAs.

I believe it is a step too far proposing the development of Ladies Mile under a SHA. Instead I strongly request the council include the Ladies Mile masterplan in the overall district plan review, thus ensuring due process is followed and full rigour is given to such a significant development decision.

If Ladies Mile (LM) is included in the lead policy for SHAs then the opportunity is lost for affected parties and the local community to be involved in, and consulted on, the development of Ladies Mile.

The district plan review is a fair and democratic process that allows consultation and engagement and gives the community an opportunity to be involved in how we grow and shape our region. It is the correct process for considering development of Ladies Mile. The district plan review process allows strategic decision making to take place and gives the opportunity to look holistically and strategically at where development, including affordable housing, should be placed in our region.

The district plan review process also allows directly affected parties, such as myself as a neighbour, to be involved in and consulted on how the development proceeds. As a resident of Threepwood Farm, I bought there in good faith that the District Plan would be upheld, or at least the process of reviewing use of the surrounding area within the District Plan would be fair and equitable.

I also seriously object to the inclusion of Ladies Mile masterplan in the Lead Policy, due to the fact it is only being considered as a precedent has set by the development of the Queenstown Country Club. Had that development not been granted then the inclusion of LM in lead policy for SHA wouldn't have occurred. Ladies Mile shouldn't be included in consideration of SHA development just because the QCC went through.

I also believe that including LM in Lead policy for SHA will give private developers yet another opportunity to make money at the expense of the community, without delivering truly useful results. It is unlikely that the development of LM under a SHA will result in affordable housing, as this hasn't been achieved yet in the region to date and won't within the current market.

I believe that to achieve affordable housing we should be building high density, multi-story apartment style worker accommodation in our down town area. The bulk of people needing affordable accommodation, that are currently filling private rental homes that would otherwise be available for rent, are short-medium term workers in our service industries. This sector of our community want to be based in or near town (walking distance), don't want the expense of car ownership and need easy to manage, 'lock and leave' accommodation. Not in a 3 bedroom home in Shotover Country, Henley Downs or Ladies Mile. Bringing people to live and work in the heart of our town is good for Queenstown's vibrancy, culture and cosmopolitan outlook. Adding more satellite townships that sprawl won't add to Queenstown's appeal and vibrancy long term.

Ladies Mile is also an important entry corridor into Queenstown. It is often the first view of our town for visitors arriving by road.

The Visitor Insights Programme Visitor Experience Survey, undertaken by Destination Queenstown every quarter, consistently shows that one of the most important, in fact often the most important reason, visitors come to Queenstown is for our natural landscapes and environment. I do not believe that close to 3000 high density houses is the right initial impression of Queenstown, nor does it provide for a world class sense of arrival into NZ's jewel in the crown.

Under the District Plan Review Ladies Mile could be developed in a way that is sympathetic to surrounding areas, existing neighbouring developments and the natural landscape while also providing additional housing. It would achieve win-win solutions.



Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

The Ladies Mile masterplan should have a significant reduction in the amount of high density housing, with the largest proportion of housing being low density with a maximum height of 7m, and the area should be considered for development within the district plan review process.

Having bought within Threepwood Farm, a well-maintained, aesthetically pleasing and arguably one of the best examples of a semi-rural residential development in our region, the unsympathetic development of Ladies Mile will negatively impact us. It will negatively impact the semi-rural lifestyle we brought into, it will negatively impact the aesthetics of the gateway to Queenstown as well negatively impacting our property values and those of the residents of SHC and LHE.

I also believe that existing zoning still provides adequate capacity for development in the short to medium term. There is a lot of other land in the area that could and should be developed first, not to mention the thousands of existing consented sections. In short let's get all of that developed before we add high density SHA housing to Ladies Mile. Our town is built on an industry that is very reliant on our landscapes and beauty in order to survive. Ladies Mile is after all, the gateway to NZ's jewel in the crown, and there is no world-class sense of arrival driving past high density housing.

Tourism has also proven to be a boom and bust industry for our region over the years. Development in the booms doesn't always bode well for the bust.

My final concern with adding close to another 3000 houses to Ladies Mile is the traffic and infrastructure. A 50M loan (that objecting ratepayers are going to have to pay back!) will still not be sufficient to address all the issues. The Shotover Bridge (SH8) is already at capacity, that is without the Bridesdale or Country Club homes online yet, and given the slow state of NZTA development I have no faith that roading and bridge improvements are likely to happen fast enough to meet existing growing demand, without another 3000 homes (6000 cars at least).

I would implore the council to consider the development of Ladies Mile under the district plan review instead of in the lead policy for SHAs, so that any potential development of Ladies Mile can be well-considered, sustainable over the long term, in keeping with neighbouring properties, not undermining the visual entrance to Queenstown and securing a well thought out, well planned, attractive use of the land for future generations.

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Philip Blakely

Full name

Q5

Email address

Q6

Arrowtown

Postal address

Page 4



Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Thank you for the opportunity to put in this late submission.

I wish to express my absolute opposition to urbanising Ladies Mile as outlined in the proposal put out for public comment.

This is a short sighted and totally inappropriate response and solution to the housing crisis in Queenstown.

In my opinion this proposal represents poor planning and piecemeal development, and ignores proper District plan planning processes where development proposals goes through a rigorous planning process. It cuts out the public's ability to have proper and meaningful input. The public impression is that the development of Ladies Mile is a fait accompli with little real opportunity for rigorous analysis and consultation.

We have been told for years that there is adequate zoned land for future growth but suddenly that has all changed because of a directive from Central Government to free up more land.

I strongly believe there should be local solutions to the housing crisis and not solutions that may be applicable in Auckland and elsewhere. Queenstown is a special case. The landscape resource is the basis of our economy and highly valued by residents and visitors and too important to be compromised by quick fixes. It needs very sensitive, careful, planned growth, not knee jerk, fast tracked SHAs.

Ladies mile is too precious to carve up for wholesale urban development . It is the entrance and 'scene setter' to the magic of Queenstown. Importantly it provides uninterrupted rural views to the mountains and wider landscape. This ruralness and openness I regard as a essential part of the character and charm of Queenstown and the Wakatipu Basin and what sets us apart from other tourist areas around the world.

Once Ladies Mile is developed where to next? We are already gobbling up valuable greenfield sites at an alarming rate.

I consider some development is appropriate on a Ladies Mile. Threepwood represents appropriate and acceptable cluster development on Ladies Mile which provides a model and way forward for new development i.e. cluster housing surrounded by open space and set well back from the highway. Threepwood went through a rigorous planning process (including the Environment Court) and resulted in a high quality and appropriate local response to the site and the Basin as a whole.

I call on Council to reject the wholesale carve up and urbanising of Ladies Mile.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

Please see above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.



**COMPLETE**

Answers Entered Manually

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rob Hay

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

**What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?**

Hello and thank you for the opportunity to put in this late submission.

I have lived in Queenstown for over 30 years, based in the Gibbston area. I wish to express my absolute opposition to urbanising Ladies Mile as outlined in the proposal put out for public comment.

I have witnessed the progression of some minor subdivision over the years on either side of the main highway into Queenstown. That subdivision has always been respectful of the need to maintain the gorgeous rural environment that we enjoy so much. There has always been a generous setback from the main highway of any new housing.

What is being proposed for Ladies Mile is a short sighted and totally inappropriate and an appalling response and solution to the housing crisis in Queenstown.

This proposal represents poor planning and piecemeal development, and ignores proper District plan planning processes where development proposals go through a rigorous planning process. It cuts out the public's ability to have proper and meaningful input. I don't believe the council have the mandate to simply go ahead with what is proposed here. This will be challenged in court if it goes ahead.

SHA's are a disaster and simply a knee jerk reaction to Government directive. Solving one problem, but not considering the long term consequences for the region.

I strongly believe there should be local solutions to the housing crisis. The landscape resource is the basis of our economy and highly valued by residents and visitors and too important to be compromised by quick fixes. It needs very sensitive, careful, planned growth, not knee jerk, fast tracked SHAs.

Ladies mile is a very sensitive entrance to Queenstown. Its importance to the local community was made evident when trees along the ladies mile roadside were earmarked for removal recently. There was a huge uproar from the community and an action group established to save the trees. This ruralness and openness is an essential part of the character and charm of Queenstown and the Wakatipu Basin and what sets us apart from other tourist areas around the world.

I consider some development is appropriate on a Ladies Mile. The setback and considered nature of Threepwood represents a great result for development on Ladies Mile - that's surely what should be being considered for future development on Ladies mile.

I would ask Council to completely reject the carve up and urbanisation of Ladies Mile.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

See above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

**COMPLETE**

Answers Entered Manually

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## Page 1

Q1

An individual

I am giving feedback as:

## Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

## Page 3

Q4

Janet Key

Full name

Q5

janetlamont@yahoo.com

Email address

Q6

Respondent skipped this question

Postal address

## Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing



**Areas?**

Dear Blair,

Thanks for talking with residents along Ladies Mile. We wanted to touch base with our concerns.

1. The congestion on the road when adding that much building work on the one road into Queenstown, when a Malagans Road option is not explored. We are at a loss when the council is exploring strategic areas for housing over the next 10 to 20 years that Malagans road is not part of the plan and there is zero forward planning for another lane on that bridge. It appears to us the council is acting with negligence that it continually places more congestion into one road that is already bursting at the seams. This plan appears to potentially add 5,000 to 10,000 people over time. It simply does not work when we have yet to see the effect of the Queenstown Retirement Village, Bridesdale and additional Shotover Country units coming online.

The discussion the other night was a farce. We were told you consider three areas. 1. Over the Kawarau bridge – no because it adds traffic to the BP roundabout – are you telling us Ladies Mile doesn't? 2. Malagans Road, because of the one lane bridge – so no vision to have a two lane bridge and the council has just requested money from the government infrastructure fund?

We are left wondering how much analysis has been done on assessing possible housing areas?

2. Visual effects. One of the reasons why Shotover Country and Lake Hayes estate were allowed was that the visual impact could be somewhat mitigated and we had a suitable entrance to our magnificent town. It is after all the beauty of this town which attracts tourists and drives the economy. So why is the council so intent on creating urban sprawl along the main entrance. You have allowed a huge visual mess along Five Mile. Who in their right mind would allow Mitre10 to have a bright orange colour? In Europe, it simply does not happen. Instead of positioning high density in areas that are set back from Ladies Mile you want tourists and locals to experience the mess that exists in Auckland.

If you do embark upon this planning proposal you must insist that development stays on the flat and not into the hills as the northern Ladies Mile developers would like. This would be a disaster. Any medium/high density development should be hidden from sight – why would the council or public want to drive through kilometer after kilometer of housing when they come into Queenstown?

Further to this the council needs to maintain a strict set back of at least 75m and ensure compliance by developers around adequate planting to ensure the visual effect is minimised. The current burns are unsightly and create an effect of driving in a tunnel.

3. We have abided by council laws which restrict additions to our property, such as adding a pool in certain set-backs as per being zoned Rural General. Because of such restrictions we were unable to make any changes as the set-backs made it un-workable so we never did the pool addition and were abiding by your rules. We have asked about purchasing the Open Space zone on our boundary when the subdivision went through for Shotover Country. We were told by the council late last year that this open space had just been passed and it was essential that there are sufficient open spaces for the community and residents. As a result the council had no appetite to accept changes to this property. We have emails to support this discussion we had with your council planners, and we then got a valuation of the land as it was zoned and spent time sorting out a way forward with a purchase. The emails we had from your end were that the Open Space Zoning was fixed. To that end we wondered how much value to place on the land as there wasn't much to compare it with and the council didn't even think a flat tennis court would be permitted, so we left it, and here we are a short few months later and this is proposed. Where did that suddenly leap from? What changes do you think this made to our valuation of a flat piece of Open Space to now it being medium/high density???

You are now telling us that this area is likely to be zoned high density and will have a three-level apartment block on this site?

What ever happened about the need for open spaces and policy consistency?



## Community Feedback on the Future of Ladies Mile

4. The discussion last week strikes us that the council is now reacting to central government pressure rather than thorough analysis. 650 sites last year were approved and the government wants you to commit to 1200 next year and 1300 the following year. Once again, it appears the council by agreeing to such a plan is quite happy to destroy Queenstown.

We bought rural for the lifestyle. The retirement village was planned for and approved so it DIDN'T set precedence for Ladies Mile and was a special development. The retirement village is completely different to what you are proposing.

The housing market in Auckland is now much calmer and it has eased here significantly in the last few months. This gives you time to plan correctly and use the land already zoned as Residential and not ruin the landscape for future generations. This is not the time to expand with uncontrolled housing when you don't have the infrastructure. Just flooding the market hasn't worked and you have no control over who buys these affordable homes as is shown by Shotover Country where there are already people owning a handful each and making a nice income from it. It looks messy and it doesn't address the issue at all. You need to infill places that are already housing and make areas truly affordable for people ie apartments/smaller attached houses rather than just uncontrolled sprawl which you are proposing. The house prices at Shotover Country have increased significantly from when it started and the savvy buyers and developers have made a great return.

Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As above

Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

**COMPLETE**

Answers Entered Manually

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Mark Tylden

Full name

Q5

Respondent skipped this question

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing

### Areas?

The QLDC are to be congratulated for having the vision to create a master plan for Ladies Mile that embraces public transport, green spaces and a community hub.

My wife and I support the proposal to include the Ladies Mile in the Lead Policy for Special Housing Areas.

As landowners on Ladies Mile, the creation of a special housing area directly affects our land and encompasses our living environment. As locals, we are invested in the success of the community.

It is our firm belief that Ladies Mile is an appropriate location to develop. And that controlling development under the HASHAA and the Council's lead policy for special housing areas will deliver the best outcome for the community as a whole. The lead policy will ensure the delivery of affordable housing, community housing, public transport as well as cycling/walking networks that will lead to a connected community with good urban design outcomes, where people will enjoy living.

We are willing to develop our land and are keen to see it developed in an environmentally cognisant manner – after all we live here and our children are growing up here.

We ask that the council remain open to other options for community housing solutions (such as public private partnership models as used in Australia, etc) rather than restricting solutions to the QLCHT only.

Given the future development options under consideration for Ladies Mile. I commissioned a Christchurch based consultancy to undertake some high-level, independent market research to scientifically gauge the local community perspective.

A short summary of the results is given below, and the full report is included with this submission.

The sample was selected from the local phone directory and was 96% homeowners and only 4% non-homeowners; therefore the views of people seeking to get on the property ladder have not been represented, so arguably there is even greater public support for development on Ladies Mile:

- 98% of respondents believe there are currently housing affordability issues in the Queenstown Lakes District.
- 97% of respondents believe there is a need for new residential developments that provide more affordable housing in the district.
- Almost 60% of respondents are in support of further residential development on Ladies Mile

There is substantial pressure to re-zone Ladies Mile.

The district is experiencing highest regional growth in the country. It has surpassed Auckland as the least affordable place in the country. Many people are priced out of the housing market; many are struggling to make ends meet. The National Policy Statement on using land for urban growth, requires the council to

2

take action. Ladies Mile is the logical corridor to develop given its proximity to existing subdivisions, infrastructure and the ability of the landscape to absorb substantial residential development (Ref; Wakatipu Basin Land Use Study). In fact Ladies Mile is already being developed with the construction of the Queenstown Country Club (QCC) now under way.



## Community Feedback on the Future of Ladies Mile

So to conclude, the proposed indicative masterplan demonstrates the desire to ensure that the entrance to Queenstown is enhanced and developed in a sensitive, contiguous and environmentally cognisant manner, whilst at the same time addressing Queenstown's burgeoning growth and housing affordability issues. Ladies Mile is already under development and council's approach to propose an SHA zone over the majority of the remaining flat land is laudable.

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Q8

**Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?**

As per the above

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Q9

I understand

**I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.**

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**From:** David [REDACTED]  
**Sent:** Tuesday, 25 July 2017 12:19 PM  
**To:** Blair Devlin  
**Subject:** Indicative Master Plan Ladies Mile

Hi Blair,

Further to our conversation last month, the Discussion Document has certainly created some public debate of the proposal, which is great and exactly what was wanted.

Interestingly I have had a couple of enquiries about options for SHA application on the land I own which would suggest there's a market interested in moving it forward.

Both have however, immediately questioned the current Indicative Master Plan boundary alignment which excludes a sizable portion of the land available. Why?

I have attached a plan showing where this boundary is in relation my actual boundary with Threepwood Custodial Ltd land.

Can this be amended before council consider the adoption of the Lead Policy as currently it precludes this portion of my land for consideration and it appears this may cause future complexity

should I wish to make an SHA application.

A portion in and a portion out of the SHA boundary zone but all within the same ownership title, is this simple a typo?

Having reviewed the Indicative Master Plan, the eastern edge of the proposed SHA boundary is cutting through my property and is the only significant portion of the SHA boundary that does not align with existing property boundaries ?

There appears no particular logical reason for the boundary to bisect my property rather than follow the true actual boundary.

The adjacent property is Threepwood Custodial Ltd land part of the jointly owned farm and this provides a sizable land buffer to the Threepwood residents should this be deemed necessary however, this appears to have not been incorporated in any other part of the SHA boundary being proposed.

Given the indicative nature of this Master Plan I believe this should be a simple re-alignment to the boundary as I have requested as the land owner.

If this isn't the case can you provide information on how I would set about to achieve the appropriate re-alignment to the boundary.

I also note there's an area of Threepwood Custodial Ltd land to the north of my boundary and adjoining properties (approx. 3 ha) that has been included within the SHA boundary.

This land is held in part of the Threepwood Farm Lease and jointly owned by over 40 owners, and is therefore very unlikely to ever be made available for development. as a Threepwood committee member we have submitted feedback to you on this matter.

This would obviously offset any incremental increase in the overall land area associated with adjusting the SHA to the boundary.

Is there an opportunity this week to catch-up for a few minutes, to come and meet with you to discuss that would be appreciated.

Regards  
David Finlin

Amendment to SHA Boundary.





# Ladies Mile Residential Development Market Research

June 2017 - Commissioned by Glenpanel Development Ltd

Resonate Branding



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## Introduction

In light of future development options for Ladies Mile currently being considered by the Queenstown Lakes District Council, Glenpanel Development Ltd commissioned Resonate Branding to carry out some high-level, independent market research to gauge the local community perspective.

## About Resonate Branding

We are a Christchurch-based consultancy with international experience in brand development, marketing and place making in the property sector.

## Purpose of Research

As landowners, Glenpanel Development Ltd recognises the significance of future development outcomes for the wider Queenstown region.

On behalf of Glenpanel Development Ltd, we have carried out some independent market research to gauge the community's view on housing affordability issues in the region, and whether local residents would be in support of further residential development on Ladies Mile.

While carrying out our research, we also gained some valuable market insights and early thoughts into the type of design aesthetics the local community would value, if development were to take place.

## Research Methodology

A telephone survey was chosen as the most appropriate method to reach an even cross-section of the community. The survey was carried out 12 – 21 June 2017. We contacted respondents between 12:00 – 7:30pm on weekdays and weekend, ensuring both those that were home during the day and after work in the evenings were contacted. The survey was short and to the point. Consisting of three simple questions, we also gave respondents the opportunity to provide qualitative comments in support of their answers.



## Research Questions

### **Question 1:**

Do you believe that there are currently housing affordability issues within the Queenstown Lakes District?

### **Question 2:**

Do you believe that there is a need for new residential developments that provide more affordable housing in the Queenstown region?

### **Question 3:**

Would you be in support of further residential development on Ladies Mile?

## Demographic Questions

### **Question 1:**

Are you a permanent resident in the region?

### **Question 2:**

Are you a homeowner in the region?

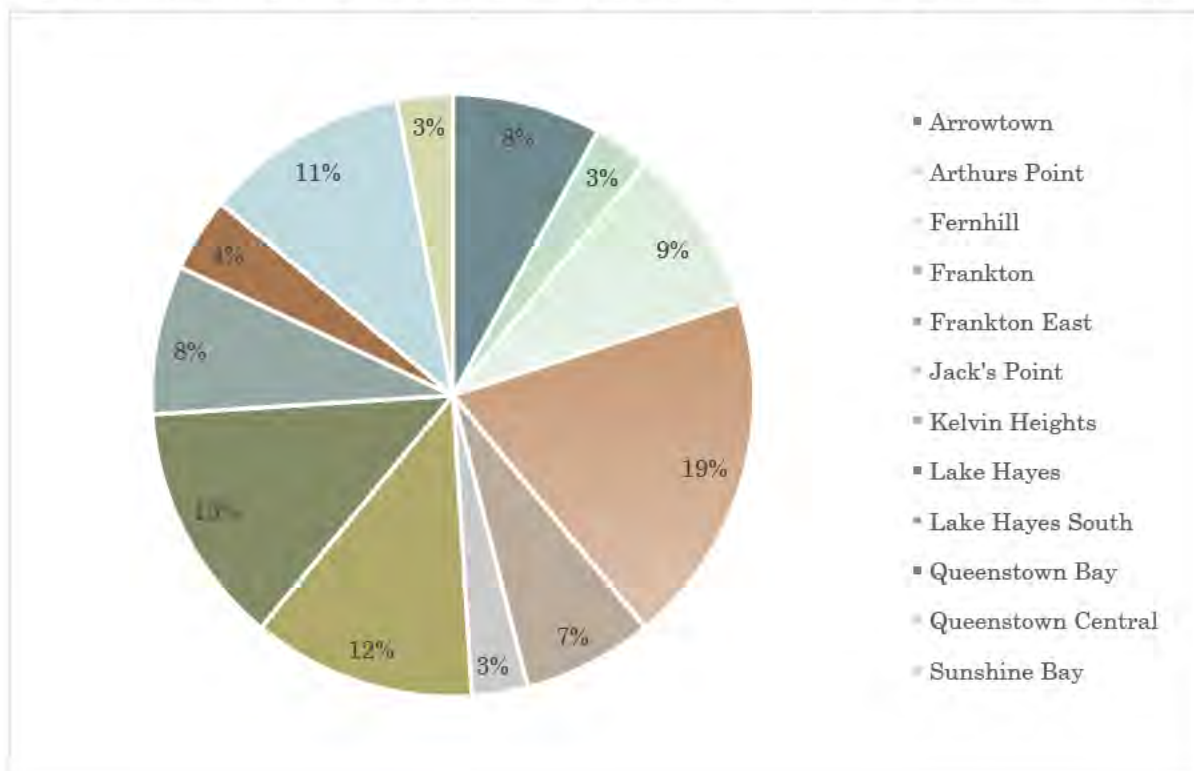
## Sample

To ensure we gained a cross-section of responses that evenly represented the spread of residents in the region, we used a stratified sampling technique.

We randomly selected respondents from the Queenstown directory, ensuring the sample reflected the key residential areas in the region (as per Statistics New Zealand, breakdown of Queenstown population in the 2013 Census).

According to Statistics New Zealand (2013 Census data), the number of occupied private dwellings in the Queenstown District (excluding Wanaka) was 8,730. The margin of error for the survey results therefore is 6.85% (plus or minus) with a 95% level of confidence.

**Figure 1: Breakdown of respondents by residential area in Queenstown region:**



## Research limitations

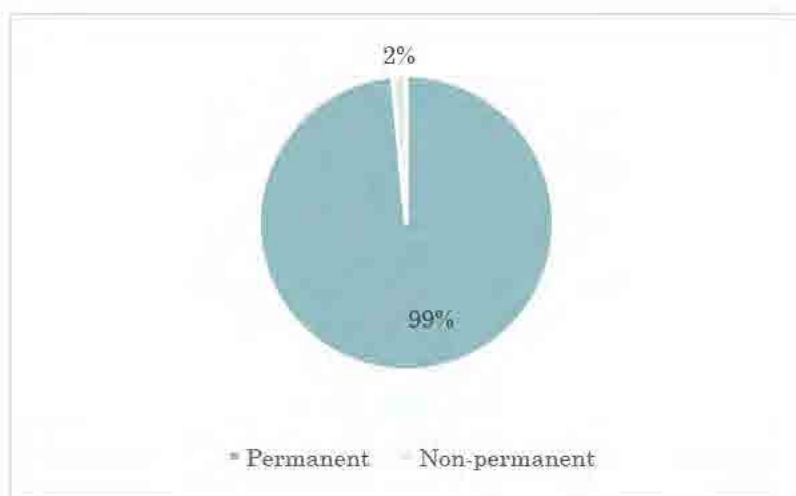
Because we extracted our sample from the local directory we were primarily contacting homeowners. In light of this, the results do not include the opinions of the majority of residents who are renting or are non-permanent workers in the region.

To not influence opinions, we asked the survey questions without giving respondents any background information on the suitability of Ladies Mile for further development -in terms of infrastructure and within the context of alternate growth corridors in the region. The results therefore capture opinions that are based on personal perspective and information gained through the media.

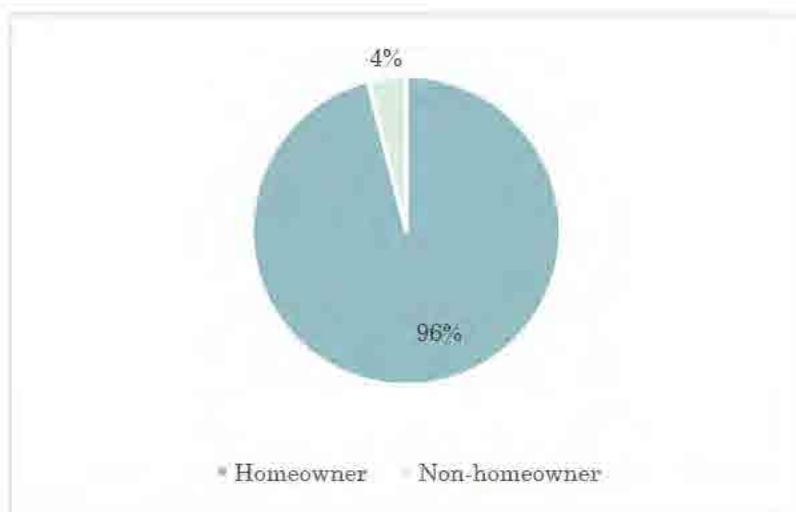
We also gave respondents the option to give a qualitative response to support their answer to question three (Refer report appendix). As this was optional not all respondents gave rationale/feedback.

## Demographics of Respondents

**Figure 2: Residency in the region**



**Figure 3: Homeownership**

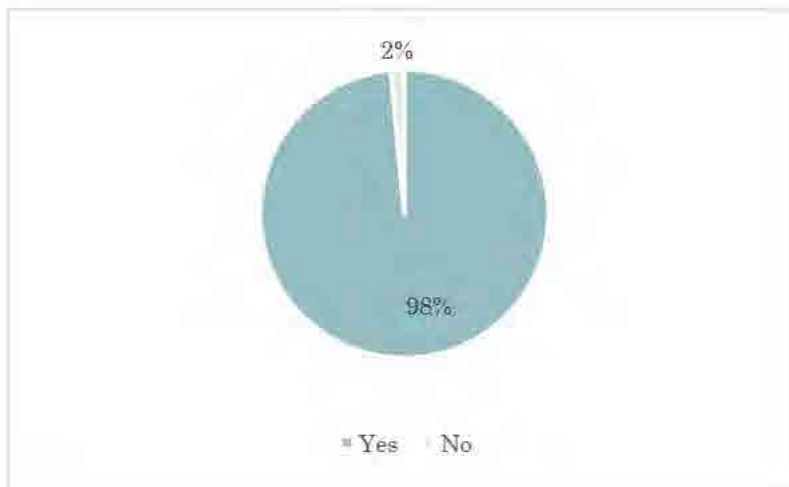




## Research Results

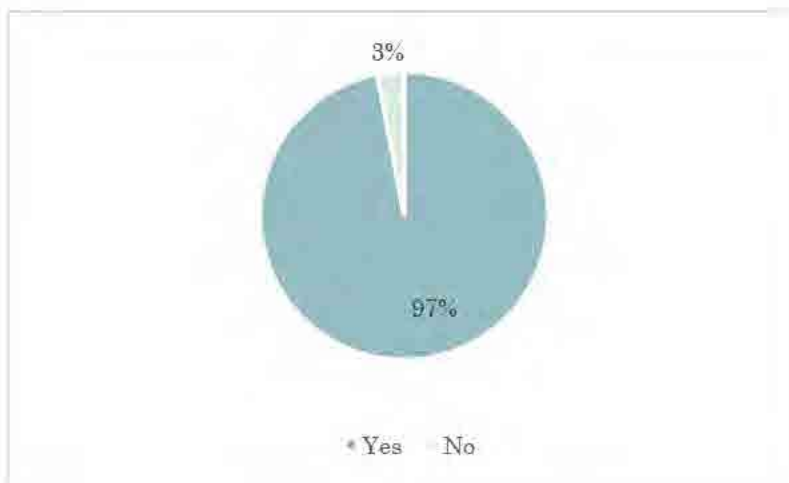
**Figure 4: Perceptions about housing affordability issues in the region**

*Do you believe that there are currently housing affordability issues within the Queenstown Lakes District?*



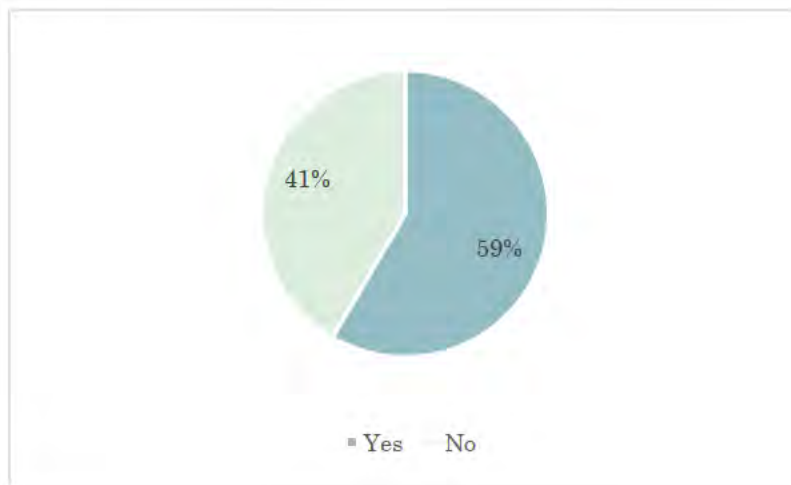
**Figure 5: Need for residential developments that provide more affordable housing**

*Do you believe that there is a need for new residential developments that provide more affordable housing in the Queenstown region?*



**Figure 6: Position on further residential development on Ladies Mile.**

*Would you be in support of further residential development on Ladies Mile?*



## Key Findings

Housing affordability in the Queenstown region and future development options for Ladies Mile are clearly significant points of interest for the local community. The high response rate to the survey reflected this, along with the comments we received, which respondents freely shared without prompting.

### Overview of the research Results

Looking to the results, unsurprisingly 98% of respondents believe that there are current housing affordability issues within the region, and 97% believe that there is a need for new residential developments that provide more affordable housing. 59% of respondents said they would be in support of further development on Ladies Mile, which is reasonably high given that 96% of the respondents were homeowners.

The results show that beyond their own circumstances, participants recognise the need for affordable housing within the region. Their rationale supports this with many commenting on the need to mitigate affordability issues for young families and workers who are struggling to afford to live in the region.

### Housing affordability as an issue

A lot of the feedback we received focused on unaffordable homes for young families and unaffordable accommodation for workers in the region.

A few people commented that worker accommodation is needed within walking distance to town. If development was to go ahead, it would need to be clear who the target market is – i.e. young families and professionals in the region, rather than transient workers. A significant increase in supply of housing to the market is what could make a difference to affordability as a whole in the region (including rental prices).

### Respondents in favour of development

For respondents who said they would be in favour of further development on Ladies Mile, the most common supporting comment was *‘as long as it is done in a way that is sympathetic to the environment.’*

There was a resounding directive implying that, if development was to happen, it must be in the ‘right way’ with the right aesthetic for Queenstown – i.e. ample green spaces and blending with the natural surroundings.

The challenge for any future development was summed up by one respondent's comment: *'the challenge will be creating a development that is affordable yet has the right aesthetic. It needs to be of a certain quality and done in a way that is sympathetic to the environment.'*

### **Respondents not in favour of development**

The most prevalent rationale from respondents who were not in favour of further development to Ladies Mile was that it would damage the natural aesthetic of the area as the 'gateway' to the region. While others of the same opinion made comments that suggested other, less prominent areas existed where development could take place.

Road infrastructure and congestion issues were also raised as areas that need to be resolved, if development was to go ahead. Therefore, planning, and communication about how connectivity issues will be addressed, will be an important aspect in stakeholder management.

### **Conclusions**

To make a positive difference to the overall affordability in the region – for both homebuyers and renters – there needs to be a significant increase in housing supply. Some respondents commented that development is already happening in the area with the Queenstown Country Club, and that it is one of the only areas suitable in the region with the required infrastructure *"It makes sense to develop there as it is safe, flat and has services, shopping, sewerage and electricity."*

However, respondents who were not in favour of the development commented that there are plenty of other, less prominent areas where building could happen. It would seem, therefore, that there needs to be more information shared with the public, on why Ladies Mile is more suitable for development in comparison to other growth corridors in the region, in relation to infrastructure and connectivity.

With regards to the key principles and planning strategy for any further development, there will need to be a strong focus on minimising the impact on the general aesthetic, ideally even enhancing the outlook of this section of the entrance to Queenstown.



# Appendix

## Respondent's Comments

### Comments from those respondents that answered yes in support of further development on Ladies Mile:

The Ladies Mile outlook has changed already with development so it's not going to make a difference anyway.
Residential development needed – but really disappointed with what has happened on Ladies Mile. It needs to be done right.
There needs to be more development as soon as possible as people are moving away from the region as they cant afford to live here – good young people are leaving.
The need for young families and the right type of housing to meet their needs is important.
Really need affordable housing – not just the rich getting richer. Overseas investors push prices up. We should be looking to what Australia is doing - charging high tax to overseas buyers to make it more affordable for locals. I am a head-chef that is paid well, with a family of three struggling to pay rent and to buy. The other issue is that we can't get staff; people struggle to afford to live here with the rents.
I'm a homeowner and recognise we need more.
Yes, but within reason. It needs to be done right as tourism is so important to the area. We need to ensure we don't become like every other city. Needs to be the right aesthetic for Queenstown.
Yes, but not right up on the roadside, it needs to be set back where it can't be seen and with beautiful trees lining the road like the ones there now that were campaigned for.
We need apartment blocks of low-cost, affordable housing. Developments like, Shotover Country, were meant to be affordable to start out. But with increasing prices, they go up once sold, so it doesn't solve the issue.
There is development there anyway so yes, but it needs to be done in a way that preserves the gateway to Queenstown.
Ladies Mile is such a special area for Queenstown – if it is developed further it would need to be something pretty special.
Only if done sympathetically to environment.
Development needs to be set back, with good amount of green area along roadside.
Well it has to go somewhere.
Suppose it needs to go somewhere.
Not opposed to it but the impact on the aesthetic of the area needs to be minimised.
It is one of the only areas we have available to do it. Also I believe that hotels need to supply their workers

with accommodation like they did in the past (to help with housing affordability issues).
Like to see more of a 'gap' on Ladies Mile.
Yes, but needs to be done in the right way and not high density.
Yes, but depends how it is done. It needs to not be an eyesore and take into consideration traffic issues. I disagree with the likes of Handley Down, where you can't on sell. Needs to be mixed in terms of affordability of development.
I am in favour of the development because there is already the retirement village in place. The challenge will be creating a development that is affordable yet has the right aesthetic. It needs to be of a certain quality and done in a way that is sympathetic to the environment. People come to Queenstown because it is more peaceful than other places in the world. Thought really needs to go into this so people aren't looking back and regretting not getting it right. The process needs to involve a lot of people in the planning, not just a few. For example, not just the architects – you need people who are not necessarily leaders in their field but who know and care for the 'right aesthetic'.
It needs to be done right, set back like Lake Hayes Estate.
As long as it's done in a way that is sympathetic to the environment.
Of course it would be nice to retain the paddocks on Ladies Mile, but it would be morally wrong to deny the opportunity if there is actually going to be 'affordable housing' that will help young families to be able to buy.
Yes, and it needs to happen fairly soon.
Yes, but not my first choice for location – if they could find somewhere better.
Something needs to happen.
If that's the best location for it.
Need to sort traffic issues first – but yes, definitely need to do something.
Needs to happen to help families and to make it more affordable for workers in the region.
I don't know where else they are going to put it.
The Shotover Country development was long overdue and we need more in the 'affordable space'.
Yes, however needs to be executed better. Queenstown Country Club seems to be right up on the highway, right below terrace. Disturbance to views needs to be minimised and smaller scale. It would need the right amount of greenery and more set back.
Just not where the pet lodge is.
What is needed is a clear overall vision for the region - a ten-year strategic plan.
There are too many young couples who can't afford to buy their first home and are having to leave the region. The rural aspect of Ladies Mile used to be there with a few sheep in the paddock, but if it is done right, with planting and set back - it could actually enhance the landscape with the mountainous background the main feature.
Really does need to be affordable housing - but not look it!
As long as the development is set back from the road as houses would look hideous along the roadside.
Yes as long as it is set back and has green shelterbelts.
Yes we are born and bred living in the region for 50 years and we are homeowners but our children that are born here cant afford to be. I would be in support of it as long as it is sympathetic to the environment and hidden from the roadside, we don't want the whole place covered in houses.

I don't see why not the, current one (Queenstown Country Club) seems to be done quite tastefully.
Yes, we need it and as long as it is not an eyesore and not too cluttered, it makes sense to go there.
As long as it is done nicely and not an eyesore from the road. It makes sense to develop there as it is safe, flat and has services, shopping, sewerage and electricity.
Urban sprawl needs to be carefully managed in Queenstown over coming years.
I've lost faith that affordable housing is realistic/achievable? Nothing is affordable here.
As long as it is tastefully done, needs to have design elements that still look good and don't work against the backdrop.
It is really needed! It doesn't bother me where it happens.
Needs to be done in conjunction with the community - in terms of the planning process.

**Comments from those respondents that answered no to not being in support of further development on Ladies mile.**

What is needed is more worker accommodation in locations like up Gorges Road - where workers can walk to work.
Traffic congestion is an issue in Queenstown; we are over-developed and not well planned rather driven by developer's greed.
Ladies Mile is an important feature that needs to be retained for the aesthetic as you approach Queenstown.
The area is too important in terms of the aesthetic to the region.
Little foresight and planning from the previous Council is making it difficult for the current Council.
I think the issue is to do with too many transient people coming in who can afford high rent.
We need more apartments not houses.
I think its ruining main entry to Queenstown.
Two tiered housing market; need some houses that are built cheaper with covenants they only increase by CPI.
Affordable houses should be kept affordable - not on sold at higher prices after a short period.
The place is crowded enough.
It feels like the place can't sustain the development, the horse has bolted. There is rich and poor in this town. The development is all expensive apartments.
We need to allow for infrastructure improvements before more development is completed - there has been enough over the last few years.
Queenstown is becoming two towns, on the lake and the outer areas. The ambience has been ruined by developments like Five Mile. We are killing the golden goose that is tourism with ugly grey buildings. We need to protect our green spaces. We need to build up in apartments like other cities in the world have managed to do right.
Plenty of other space they could use instead.
Too close to the main road, it would ruin landscape.
Such a nice entrance to Queenstown, it would spoil the place.
Plenty of other areas more tucked away where they could develop.
Such a lovely area and stretch of road.
If we keep developing on the entrance to Queenstown it will end up like Colorado Aspen - an eyesore on the entrance. There are too many people in Queenstown who only live in their houses six months of the year.
There is enough going on in Ladies Mile already.
There is definitely a need but other places they could do it.
There are issues with net migration, we need to sort this. Development on Ladies Mile is ruining the area.
Prices need to be capped. Would be better in places like Handley Down - there is too much development with the retirement village and is becoming too much down there.
I own a house in Te Anau and will retire there. I Live in Queenstown for work but it is getting too



expensive.
I believe it is the biggest issue facing the region at the moment. I feel like bold moves need to be made. However political issues and elections are stopping radical initiatives being followed through. I believe that foreign investors should not be allowed to buy properties put back on the market and that there should be rulings around how long properties can be un-attended in the region.
Not on Ladies Mile, there are plenty of other areas they can do more development - like the industrial areas in Frankton they were talking about.
It's a beautiful drive into Queenstown and now it's turning into something bizarre.
Should use other parts of Queenstown.
There is enough development there.
There are other developments that are meant to be providing affordable housing but the section prices alone are not unaffordable.
Developers are ruining the important rural heritage of the Wakitipu Basin.
It is an area of natural beauty in Queenstown that needs to be protected.
I don't think that 'affordable housing' should go in places where the best land is, rather in places say Arthurs Point for affordable housing development.
Always thought ladies mile was meant to be a place that would remain untouched. I disagree with Retirement Village on corner site.
Think there could be other areas – this will make it quite separate the developed areas.
We are a small country town – there is too much development and the infrastructure - particularly roading can't handle it.
Ladies Mile does not have good transport connections for workers in town.
I think that they need to fix the traffic issues first. My fear would be that if they put more development along there it would become a 50km/hr zone and add to traffic hold ups.
I think what is needed is more affordable housing for workers - I would love to see European style worker accommodation (done to stringent requirements - in keeping with environment) on the ski fields to help with affordability.
The outlook will get spoilt. We need to go to other areas out of town.
Ladies mile is a great entrance and pristine area - there must be other areas where they can do it.
Infrastructure needs to be sorted first - better roading, bus systems and hospitals.
I don't think affordable housing is critical - if you can't afford to live in the region, you can't afford it.
They need to get the roading issues sorted first.
We need people to be in town, people want to live in town.
We should be building up for worker accommodation in Queenstown.